



## Benhall, East Suffolk

Offers In Excess Of £450,000

- No Onward Chain
- Immense Charm & Character with Exposed Timber Framework
- Sitting Room With Inglenook Fireplace & Wood Burner
- Driveway & Studio/Workshop
- Large Private Garden
- Three/Four Double Bedrooms
- Two/Three Reception Rooms
- Bespoke Ply Kitchen & Rayburn Range.
- Charming Village Location



# Benhall Green, Benhall

Charming 16th Century Semi-Detached Cottage with Generous Cottage Garden situated in this sought after hamlet of Benhall Green.

Benhall Green lies about 1½ miles from the centre of Saxmundham, offering a good range of shops set in a traditional High Street setting as well as health care facilities, a library and sports club. Saxmundham railway station gives both direct and connecting services to London Liverpool Street via the county town of Ipswich, whilst the A12 Great Yarmouth to London Road lies about ½ mile from the property. Benhall Green has a primary school close to the property and is served by regular public transport to Saxmundham and Ipswich. The immediate area abounds with leisure opportunities which include the Suffolk Heritage Coastline, walking at Aldeburgh and nearby Thorpeness. The RSPB Minmere Bird Reserve, Snape Maltings Concert Hall and for sailors the rivers Alde and Ore provide some of the prettiest sailing waters around.



Council Tax Band: D



## DESCRIPTION

Brimming with period charm and character, this enchanting Grade II Listed semi-detached cottage according to it's Historic England Listing dates back to the 1697. With rendered elevations beneath a classic thatched roof and later brick additions under a Pantile roof, the home offers a timeless blend of historic features and rustic elegance.

Approached via double gates, the block-paved driveway provides convenient off-road parking, screened by a mature laurel hedge. The front garden features a well-maintained lawn divided by trellis fencing adorned with ivy and punctuated by a variety of shrubs and plants. A substantial timber outbuilding with Pantile roof sits to one side, offering excellent storage or workshop potential.

A stepping stone path leads to a paved seating terrace—perfect for outdoor dining is boarded by a brick & stone wall while the expansive lawn garden features, well stocked borders, a further paved patio, and two useful garden/log stores that add to the cottage garden aesthetic.

Internally, the home is full of character. Enter through a side porch into a welcoming hallway with vaulted ceiling, deep-set double-glazed windows, and a stable-style half-glazed rear door. The bespoke ply fitted kitchen includes a Rayburn range, shelving, ample storage and exposed beams.

The sitting room enjoys garden views through a large window and boasts an impressive inglenook fireplace with timber bressummer and ornate wood-burning stove, exposed wall and ceiling timbers, and a large larder cupboard which connects to the kitchen. Another

light-filled reception room features views over the front and side gardens and is divided from the hallway by an elegant glass screen.

An inner hallway with brick flooring leads to a ten-step winder staircase with under-stairs storage. A further elegant reception room links to the front garden which may also double as the fourth bedroom.

Upstairs, two spacious double bedrooms feature beautiful timber flooring, exposed framework, and lovely views across the gardens. The bathroom offers rustic charm with exposed brick and timbers, bath with shower over, freestanding basin with storage, and a WC.

A split staircase ascends to the attic bedroom, a delightful retreat with exposed beams and a gable window offering panoramic views of the surrounding village and countryside.

This unique and captivating home offers a rare opportunity to own a slice of English heritage in a peaceful and picturesque setting.

## TENURE

Freehold

## SERVICES

Mains electricity, water, drainage TBC

## OUTGOINGS

Council Tax Band currently D

## VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20898/RDB.



## FIXTURES AND FITTINGS

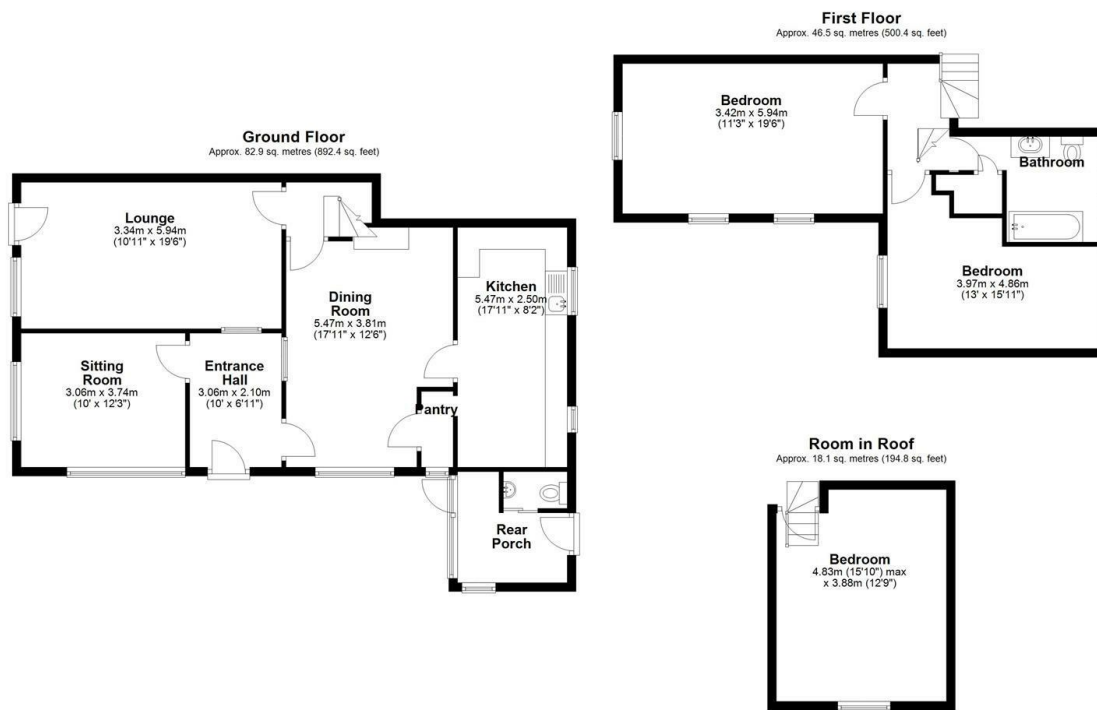
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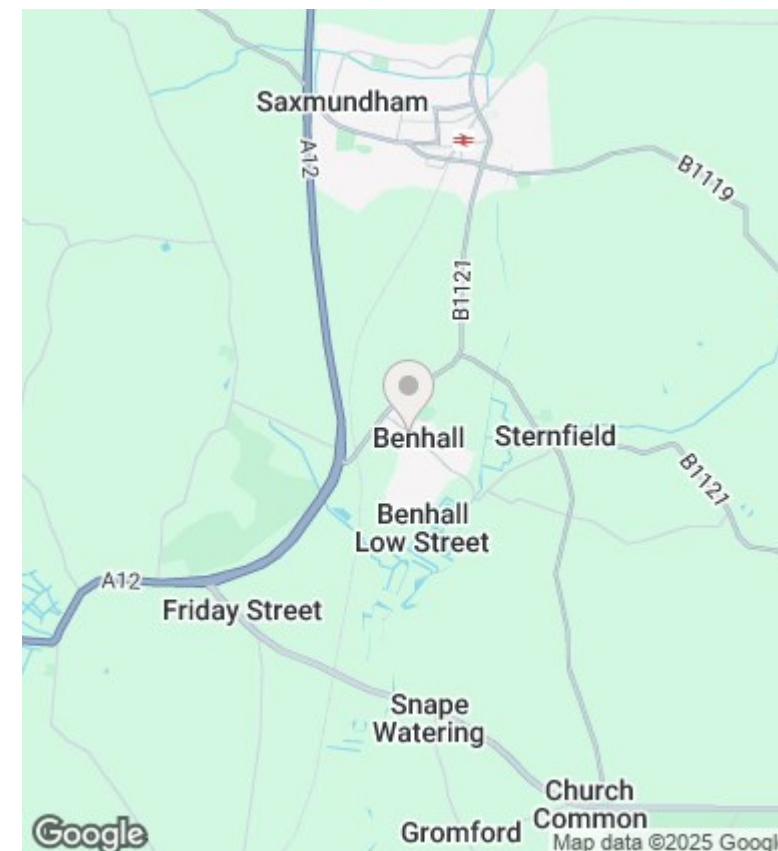








Total area: approx. 147.5 sq. metres (1587.6 sq. feet)



## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)