



## Blaxhall, Woodbridge,

Guide Price £220,000

- No Onward Chain
- Sitting Room with Open Fireplace
- Electric Heating
- Fine Open Countryside Views
- Kitchen/Diner with Larder
- Generous Rear Garden
- 2 Bedrooms
- First Floor Bathroom
- EPC - E

# Farnham Road, Blaxhall, Woodbridge

A Charming Mid-Terrace Period Cottage with Open Countryside Views.

The village of Blaxhall lies about five miles east of the A12 Great Yarmouth to London road and about one mile from the internationally famous Snape Maltings Concert Hall with quayside café and shops. The village benefits from the lovely traditional Ship Inn public house, made famous for its folk singing. Shopping facilities are available at the pretty riverside town of Woodbridge, approximately five miles, and the market town of Saxmundham, just over four miles. The Suffolk Coast can be found at Aldeburgh, about eight miles away, and for those with leisure interests in mind the area abounds with opportunities including first class golf courses at both Aldeburgh and Woodbridge, whilst for sailors the nearby river Alde is to be found at Orford. There are lovely walks to be enjoyed at Blaxhall Common, nearby Tunstall Forest and Iken Cliffs and cycle routes from this area along the coast to Orford. The nearest railway stations are at Campsea Ashe and Saxmundham, both giving connecting services via Ipswich to London Liverpool Street.



Council Tax Band: B



## DESCRIPTION

Set slightly back from the road behind a dwarf brick boundary wall and a neat lawned front garden, HolLy Tree Cottage is a delightful red-brick mid-terrace home, constructed in attractive Flemish bond beneath a slate roof. The property enjoys open views across surrounding fields and countryside, creating a peaceful and idyllic setting.

## ACCOMMODATION

A panel-glazed entrance door opens into the welcoming sitting room, full of character and period charm. Features include a herringbone brick floor, an open brick fireplace, exposed ceiling timbers, and a fitted cabinet to one side. Traditional latch doors enhance the cottage's authentic appeal.

From here, a latch door leads through to the kitchen/dining room, simply yet practically fitted with a stainless-steel single drainer sink unit and storage cupboards beneath. A panel-glazed window and a panel-glazed stable door provide lovely light and direct access to the rear garden. A useful shelved pantry is located beneath the enclosed staircase, accessed via a further latch door.

The winder staircase rises to the first-floor landing, leading to two bedrooms and the bathroom.

Bedroom One, positioned at the front of the cottage, enjoys fine open views across the countryside.

Bedroom Two overlooks the rear garden and countryside beyond.

The bathroom is simply fitted with a pedestal wash hand basin, WC, and a short tub bath, with a window providing natural light and views over the garden.

## OUTSIDE

To the rear, the garden is accessed directly from the kitchen and begins with a small seating area, ideal for outdoor dining or morning coffee. Steps lead up to a lawned garden, with a timber garden store positioned at the far end.

The terrace is brick paved, and there is the benefit of a pedestrian right of way over the neighbouring cottage, providing convenient access to the front of the property without passing through the house.

HolLy Tree Cottage offers a rare opportunity to acquire a characterful period home in a delightful rural setting, with charming original features, manageable gardens, and beautiful countryside views—perfect as a main residence, weekend retreat, or investment.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently B

## SERVICES

Mains electricity and water, private drainage

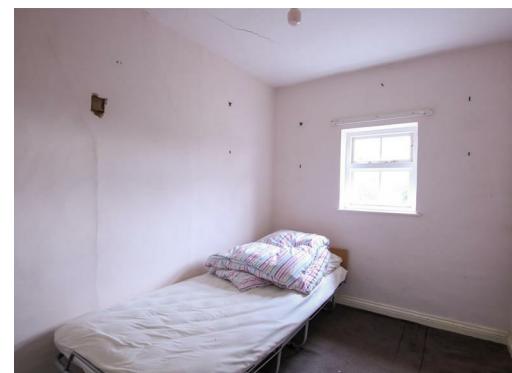
## VIEWING ARRANGEMENTS

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk)  
Tel: 01728 452469 Ref: 20965/RDB.

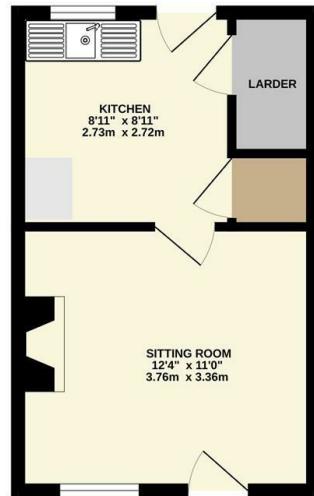
## **FIXTURES AND FITTINGS**

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

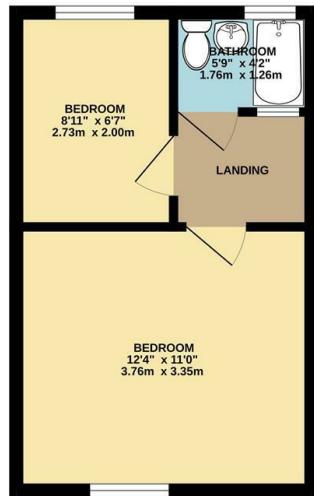




GROUND FLOOR  
240 sq.ft. (22.3 sq.m.) approx.



1ST FLOOR  
246 sq.ft. (22.9 sq.m.) approx.



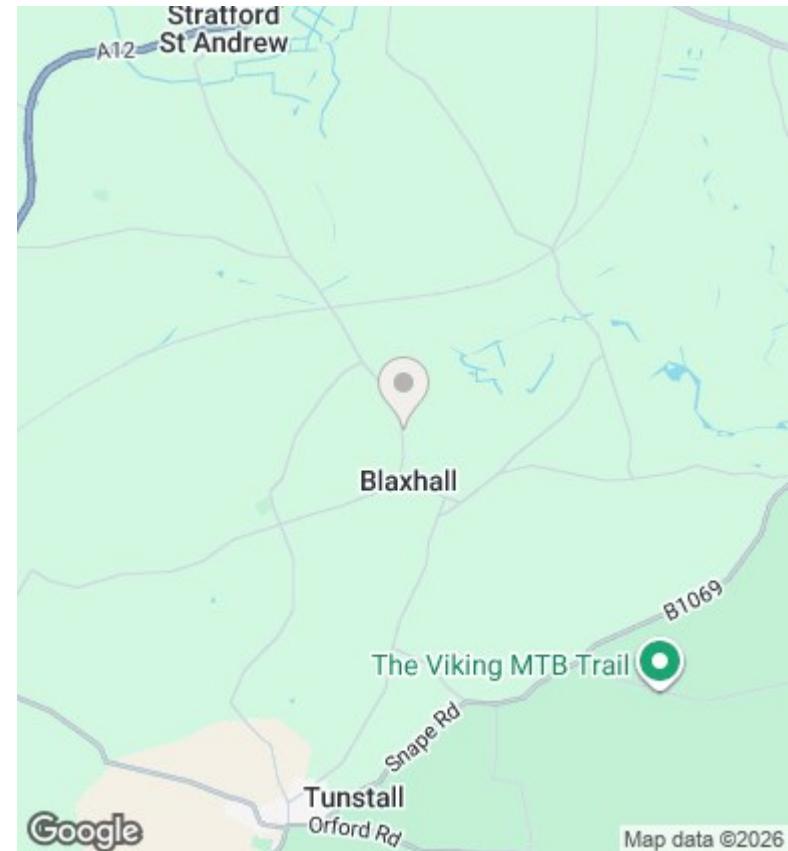
TOTAL FLOOR AREA: 486 sq.ft. (45.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission. The floorplan is for illustrative purposes only and should not be used for any other purpose by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, 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 £75 for My Mortgage Planner, £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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	100+
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	39
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## 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)