Flick & Son
Coast and Country

Benhall, Saxmundham

Guide Price £250,000

- Charming One Bedroom Semi Detached Cottage
- Spacoius Kitchen/Diner
- Conservatory
- Ample Off Road Parking
- Large Living Room with Wood Burner
- Oil Fired Central Heating & Double Glazing
- South Facing Courtyard Garden
- First Floor Bedroom & Bathroom
- EPC - E

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk

Benhall Green, Benhall

Charming semi detached cottage in the ever popular village of Benhall which is well placed and lies about one and a half miles from the centre of Saxmundham, which itself offers a good range of shops set in a traditional High Street setting. Saxmundham also offers healthcare facilities, a library and sports clubs. The 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 half a mile from the property. Benhall has a primary school 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 Minsmere Bird Reserve, Snape Maltings Concert Hall and for sailors the rivers Alde and Ore provide some of the prettiest sailing waters around.

1 1 1 E

Council Tax Band:

DESCRIPTION

Situated in a sought-after village location just a mile from the bustling market town of Saxmundham, Ivy Cottage is a charming semi-detached period home. Currently run as a successful holiday let, the property is equally well-suited to those seeking a permanent residence in a desirable and convenient setting.

The cottage is built of traditional brick elevations beneath pitched and hipped pantiled roofs, with a generous forecourt providing ample off-road parking. An attractive entrance porch, featuring a panel-glazed stable door, brick flooring, and a vaulted pitch pine ceiling, sets the welcoming tone. From here, a glazed door opens into a characterful kitchen/dining room fitted with excellent storage and work surfaces. Exposed ceiling timbers and a partially exposed brick chimney breast add warmth and charm.

An inner hallway, with access to a useful cellar, storage cupboard, cloakroom and leads through to a light-filled conservatory, offering doors to both the driveway and rear garden. At the back of the cottage, a spacious living room enjoys hardwood flooring, exposed beams a woodburning stove. Patio doors opening onto the garden terrace.

Upstairs, the landing with storage cupboard gives way to a generous double bedroom, featuring exposed floorboards, ceiling timbers, and a front-facing window. The bathroom is conveniently positioned on this level, while a enclosed winder staircase rises to the attic, providing flexible additional space.

OUTSIDE

The shingle driveway and forecourt offer ample off-road parking. To the rear, the hard-landscaped garden enjoys a sunny southerly aspect, with paved seating areas, raised brick-edged borders, and an abundance of flowering plants and shrubs—perfect for outdoor entertaining or quiet relaxation.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently deleted.

SERVICES

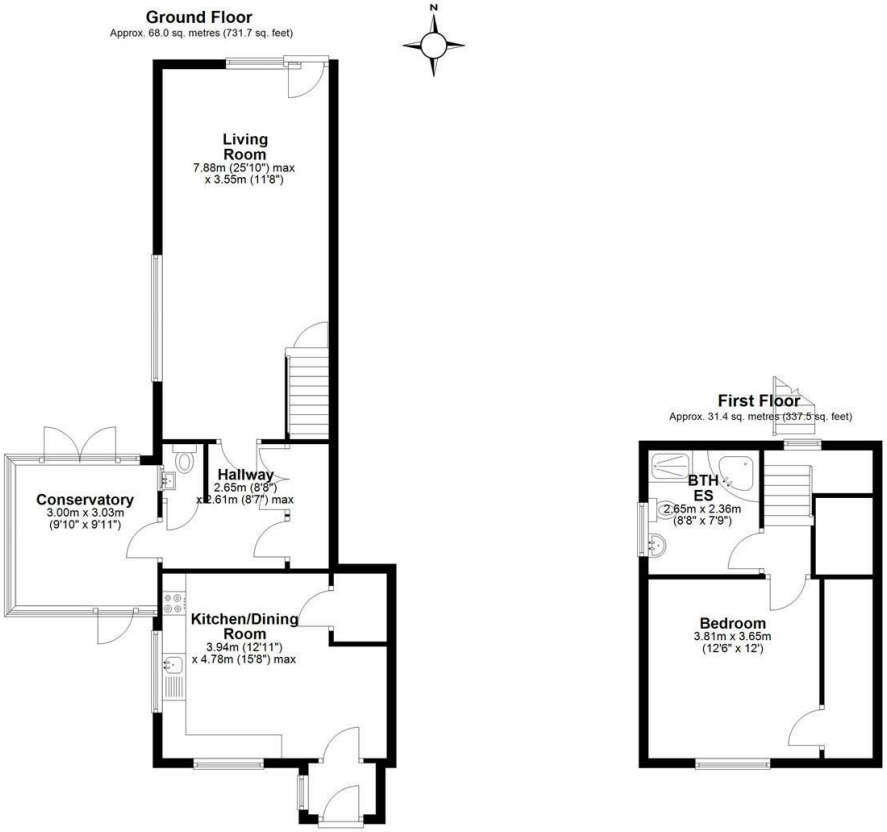
Mains electricity, water and drainage.

VIEWING ARRANGEMENTS

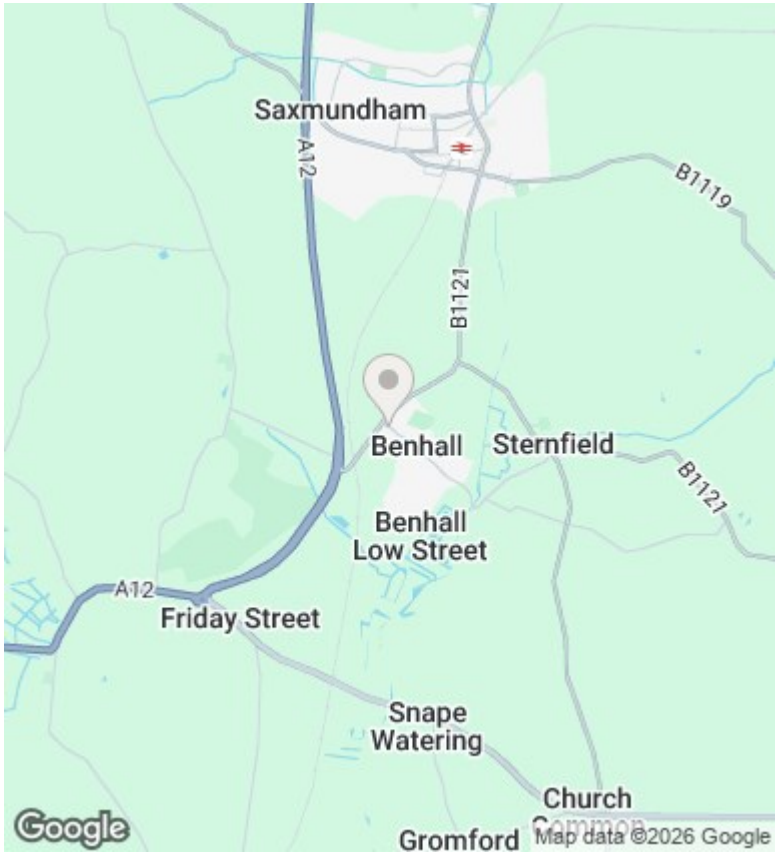
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.
Email: enquiries@flickandson.co.uk
Tel: 01728 633777 Ref: 20957/RDB.

FIXTURES & 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.



Total area: approx. 99.3 sq. metres (1069.2 sq. feet)

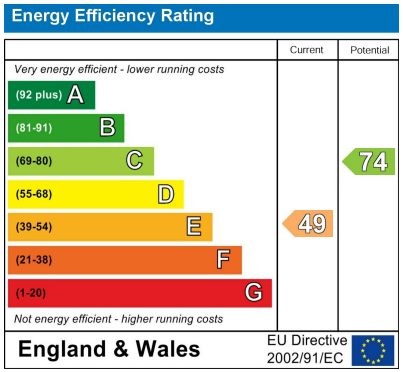


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and Juno Property Lawyers Ltd 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 £299 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Fixtures & 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.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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.

Viewings

Viewings by arrangement only. Call 01728 633777 to make an appointment.

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk