



## Knodishall,

Guide Price £350,000

- NO Onward Chain
- Planning Consent for an Independent Dwelling
- Kitchen and Utility Room
- Charming village cottage with Flemish bond brickwork
- 1/4 Garden, Ample Parking and small Barn/Outbuilding
- Great Charm and Character
- Oil Fired Central Heating and Double Glazing
- 4 Bedrooms and Spacious Bathroom
- EPC - E



# Post Office Road, Knodishall

CHARMING VILLAGE COTTAGE with 1/4 REAR ACRE GARDEN and PLANNING CONSENT FOR A SINGLE DWELLING

The popular village of Knodishall, which still retains its farm shop as well as a public house, motor repair garage and primary school, lies about one mile south of the busy town of Leiston with its traditional high street shops, supermarket, doctors and dentists surgeries, leisure centre and swimming pool complex and cinema. The Suffolk Heritage Coastline lies within a very short drive at nearby Thorpeness with its popular 'Meare' boating lake and a long shingle beach fronting the North Sea whilst the unspoilt town of Aldeburgh is only about four miles distant. The area is very popular with holiday makers, the National Trust nature reserves, RSPB Minsmere bird sanctuary and the Sanderlings Heath drawing visitors from across the country. The market town of Saxmundham, with its good shopping facilities lies about four miles to the west and offers good access to the A12 Ipswich to Great Yarmouth road and also has a railway station giving hourly services to London Liverpool Street via Ipswich.



Council Tax Band: D



## DESCRIPTION

A particularly attractive village cottage, beautifully constructed in soft red brick with Flemish bond elevations beneath traditional slate roofs. The property enjoys an abundance of natural light through multiple sash-style double glazed windows, enhancing its charming character throughout.

Set well back from the road and overlooking open common land, the cottage is approached via a delightful front garden laid mainly to lawn and richly planted with a variety of flowering shrubs and mature yew trees, creating a picturesque and welcoming setting.

Internally, the property offers spacious and versatile accommodation. The entrance opens into a reception/dining hall featuring a brick open fireplace, forming the heart of the home and connecting to a central hallway with staircase, cloakroom, and access to the principal rooms.

The elegant sitting room is a standout feature, with panelled walls, exposed ceiling timbers, and a brick open fireplace, while enjoying views over the front garden. The kitchen is fitted with a range of base and wall units, along with an electric hob and double oven, and is complemented by a utility room with a traditional butler sink overlooking a pond to the side.

A rear hallway provides access to the driveway and offers practical space for coats and storage. In addition, a secondary kitchen/hallway area leads to a timber and glazed lean-to conservatory, opening onto the parking area. From here, a useful study or ground floor bedroom with fitted wardrobes benefits from an en-suite shower and WC.

Upstairs, the first floor offers four bedrooms, including a particularly generous principal bedroom with dual aspect windows and fitted wardrobes. A family bathroom completes the accommodation, fitted with a panel bath, basin, bidet, WC, and airing cupboard.

Outside, access is gained via Leiston Road through double gates opening onto a paved parking area, providing ample off-road parking and turning space. The rear garden is a notable feature, extending to approximately a quarter of an acre, offering a wonderful outdoor space.

An outbuilding adjacent to the parking area, constructed of part brick and part timber boarding beneath a pantile roof, has electric supply and houses the oil storage tank.

## AGENTS NOTE - PLANNING CONSENT

Outlining planning consent DC/25/1096/OUT has been granted for the construction of a dwelling within the garden. Further details available via <https://publicaccess.eastsuffolk.gov.uk/online-applications/>

## TENURE

Freehold

## 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: 21072/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.

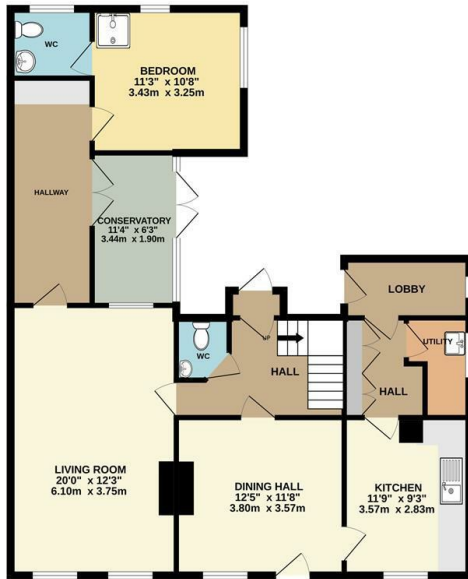




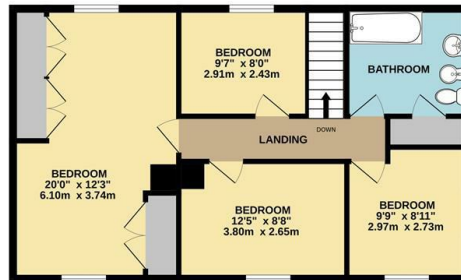




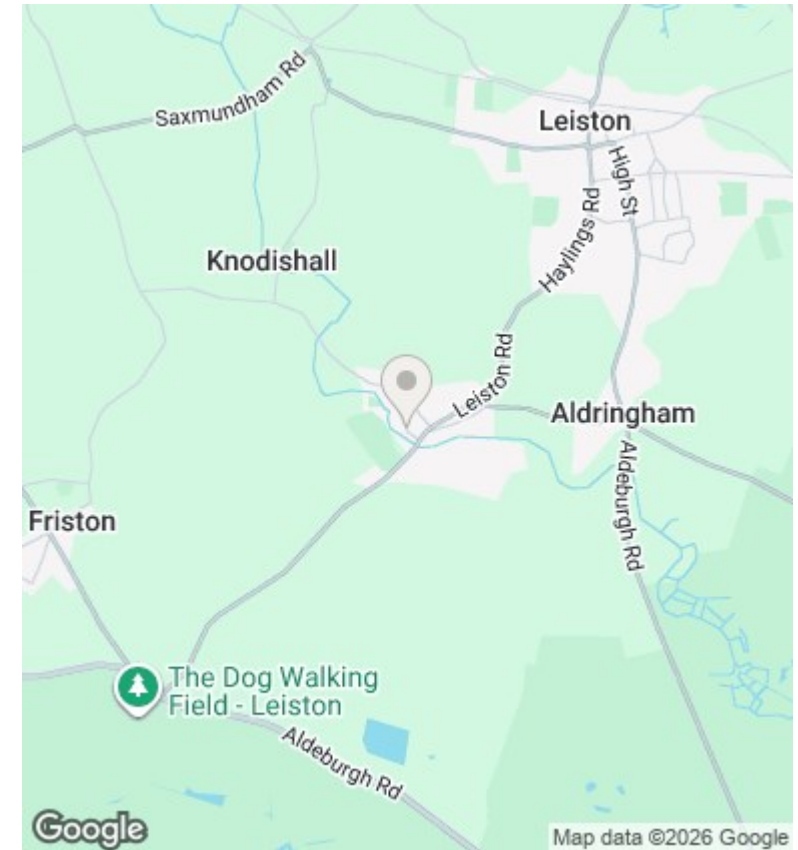
GROUND FLOOR  
1021 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 1689 sq.ft. (156.9 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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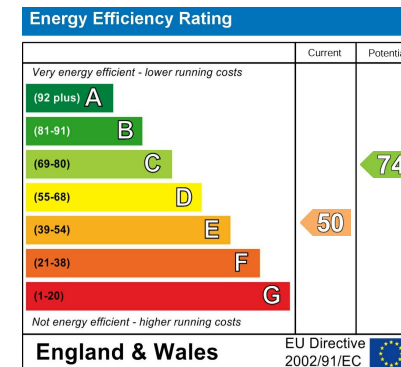


## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or 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 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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)