Flick & Son
Coast and Country







Knodishall,

Offers In Excess Of £500,000

- Beautiful Period Cottage with outstanding Private Gardens
- High Quality Shaker Style Kitchen/Breakfast with Appliances
- Double Glazed Conservatory
- Long Driveway & Double Garage with Attic Studio
- 3 Well Proportioned Bedroom with Wardrobes
- Spacious Hallway & Cloakroom
- Sitting Room Inglenook Fireplace with Wood burning Stove
- Ensuite Shower Room and Family Bathroom
- EPC -

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

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www.flickandson.co.uk

Post Office Road, Knodishall

Charming Period Cottage set within delightful private gardens in a peaceful location in the popular village of Knodishall, which still retains its village store and post office 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 is 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.

3 2 2 E

Council Tax Band: E





DESCRIPTION

Nestled within beautifully established gardens and screened from the lane by mature hedging, Pear Tree Cottage offers an idyllic village retreat filled with character, warmth and exceptional space—both inside and out.

A recessed storm porch and traditional cottage-style entrance door lead into a welcoming reception/dining room, featuring a brick fireplace with timber mantel, exposed polished floorboards and a beamed ceiling. A latch door opens to a useful cloakroom with WC, and cloak cupboard. From the dining area, Polished timber floorboards continue through a wide opening into the light-filled hall, where a full-height window illuminates both the hallway and galleried landing above. The double-aspect sitting room, an inviting space with views over the front and rear gardens, exposed ceiling timbers and a superb Inglenook fireplace with brick hearth and woodburning stove.

The spacious kitchen/breakfast room is beautifully appointed with extensive Shaker-style cabinetry, polished stone worktops, a breakfast bar, and wood-block dresser with glazed display cupboards. Integrated appliances include an electric hob with extractor, Bosch fan oven and combination oven, while a gas fired Rayburn range cooker, set within an attractive brick arched alcove, also provides a traditional cooking experience together with an integrated boiler for central heating. Windows overlook the gardens and driveway. A panel-glazed stable door opens into the conservatory, where two sets of casement doors lead out to the terrace. The conservatory perfectly frames the picturesque rear garden, bordered by mature trees and planting.

Upstairs, a generous galleried landing enjoys a deep window with views of the garden. The principal bedroom offers fitted wardrobes, a lovely garden outlook, and an ensuite shower room. Two further bedrooms—each with built-in wardrobes and attractive views—are served by a stylish family bathroom equipped with a bath and shower over, wall-hung WC, fitted vanity basin unit, and quality wall and floor tiling.

Outside, double gates open to a long private driveway providing extensive parking and access to a detached double garage with twin electric doors, and an open-tread staircase rising to a versatile studio/office above, complete with roof lights and electric heating. Beyond the garage is a timber store currently used as a laundry room, and an additional single-garage-sized outbuilding with electric supply and concrete flooring—ideal for hobbies, storage or workshop use.

The gardens are a standout feature, wrapping around the property to create a wonderfully private and tranquil setting. Wide lawns, well-stocked borders filled with a variety of flowering plants and shrubs, shingle pathways, raised beds and several patio seating areas offer endless places to relax and enjoy the surroundings. A kitchen garden area provides further opportunity for planting, while outdoor lighting and taps add convenience.

Pear Tree Cottage is a delightful home combining charming period features with generous accommodation and beautifully tended gardens—an exceptional property in a peaceful village location.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently E

SERVICES

Mains gas, 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: 20952/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.

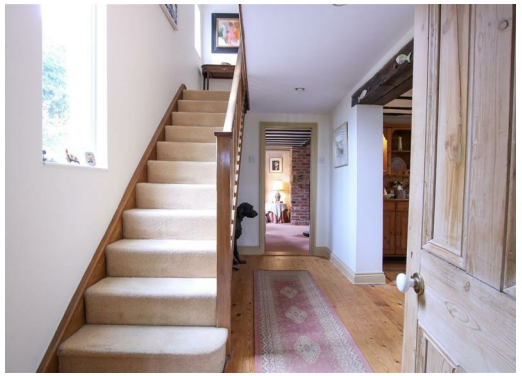




















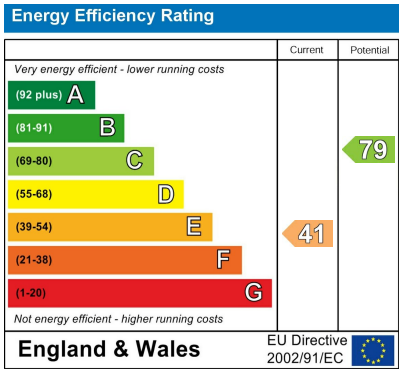


Conveyancing, Surveys & Financial Services

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

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