



## Thorpeness, Leiston

Offers In Excess Of £495,000

- No Onward Chain
- Three Bedrooms
- Spacious Kitchen/Dining Room
- EPC - D
- Conservation Area
- Walking Distance to the Beach
- Second Sitting/Garden Room
- Views Over the Meare
- Garden, Parking & Garage
- Sitting Room with Wood Burner

# Uplands Road, Thorpeness

A semi-detached cottage with parking, garage and views over the mere from the upper floors. Thorpeness is a popular seaside resort village with a long shingle beach, the Meare, a man made boating lake over approximately 60 acres, Thorpeness Golf Club and Thorpeness Country Club. Thorpeness is close to the seaside town of Aldeburgh, which benefits from a lively High Street full of both independent and national shops and eateries, supported by an active and engaged local community as well as a thriving tourist trade. The nearby towns of Leiston and Saxmundham prove handy shopping facilities and High Streets, Saxmundham benefits from a railway station on the branch line to Ipswich where a change can be made to the Inter-City line to London Liverpool Street.



Council Tax Band: B



## DESCRIPTION

This charming traditional red brick semi detached cottage set off a private road is nestled within a picturesque village conservation area, offering stunning views over the mere and within walking distance to the beach. Spread across three floors, the property offers a spacious and inviting layout. The large kitchen/dining room is the heart of the home, featuring a beautifully crafted handmade kitchen, perfect for both cooking and entertaining. The two sitting rooms provide plenty of space to relax, with one featuring a cozy fireplace and wood burner for added warmth and charm. The property's three bedrooms are spread across two floors, including a delightful attic bedroom with its own W.C. and shower, offering far-reaching views over the village and out towards the sea. Outside, the property offers parking, a garage, and a lawn garden to one side and raised deck off the second sitting room, providing a perfect spot to enjoy the surrounding beauty. Ideal for those seeking traditional character within a prime location, this home offers a truly special living experience.

## ACCOMMODATION

### KITCHEN/DINING ROOM

Stable door opens to the kitchen/dining room with hand made pine kitchen offering ample storage, hardwood work surfaces with tiled surrounds and twin bowl butler sink unit with mixer tap. Appliances include integrated dishwasher, fitted electric double oven, hob and cooker hood over.

### CLOAKROOM

Hand basin & W.C. Wall mounted gas central heating boiler.

### LOBBY

Staircase rising to the first floor.

## SITTING ROOM

Brick fireplace with painted timber mantle and surround. Wood burning stove. Door to:

## GARDEN/SITTING ROOM

Casement doors open to the raised garden deck.

## FIRST FLOOR

### LANDING

Porthole window with roof top view of Thorpeness, Staircase rising to the second floor.

### BATHROOM

Suite comprising double end bath with mixer tap & shower. Hand basin and W.C. Tank cupboard.

### BEDROOM

Ornamental cast iron fireplace with painted mantle and surround. Views over the Meare.

### BEDROOM

Window to front elevation.

## SECOND FLOOR

### LANDING

### BEDROOM

Gable window and roof lights with far reaching views over the Meare and roof tops. Shower cubicle and separate WC.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently B.

## SERVICES

Mains gas, electricity and water, drainage TBC.

## VIEWING ARRANGEMENT

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: 20738/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.

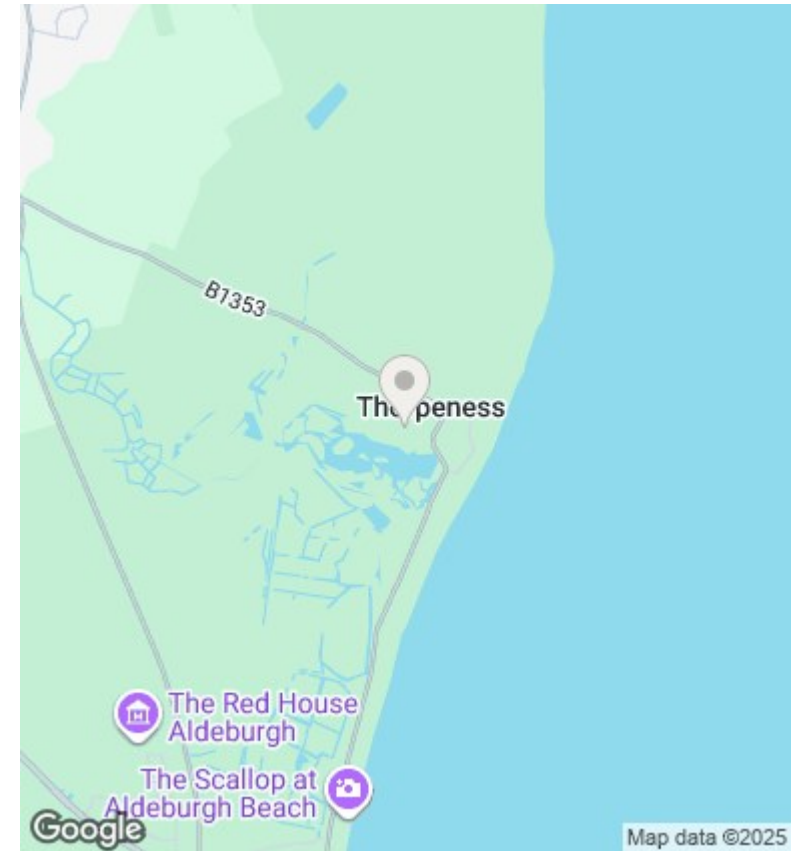






TOTAL FLOOR AREA: 1107 sq.ft. (102.9 sq.m.) approx.

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 Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		<b>100</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>55</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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)