



## Aldeburgh,

Offers In Excess Of £975,000

- No Onward Chain
- Beautiful Private South Facing Garden
- Four Bedrooms & Two Ensuites
- Three Reception Rooms
- Inglenook Style Open Fireplace
- Ample Parking & Double Garage
- Kitchen/Breakfast Room & Utility
- Gas Central Heating & Double Glazing
- EPC - D

# Barley Lands, Aldeburgh

An elegant family home with private south facing garden situated on the ever popular Church Farm development. Aldeburgh is an extremely popular seaside town, renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features an eclectic range of independent shops and brand name boutiques, restaurants and galleries, along with an independent cinema. The town is close to open countryside and nature reserves which are connected through a vast network of public footpaths. Situated within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, Aldeburgh is approximately two hours drive from London and the nearest train station is seven miles away at Saxmundham which, with a change at Ipswich, connects to London Liverpool Street.



Council Tax Band: G



## DESCRIPTION

This impressive detached home exudes charm with its elegant cottage-style design, offering both cosy character and spacious living. The heart of the home is the inviting sitting room, featuring an open fire for a touch of warmth and atmosphere, with bi-fold doors that open out to the lush garden, merging indoor and outdoor spaces seamlessly. The separate dining room provides an ideal space for formal meals, while a dedicated study offers a quiet retreat for work or relaxation.

The well-appointed kitchen/breakfast room is perfect for family gatherings, with a utility room conveniently connecting to the driveway, leading to a double garage for ample storage and parking. Outside, the private, south-facing garden is a serene oasis, brimming with a variety of plants and shrubs that offer a vibrant, natural backdrop.

With four generously sized bedrooms, this home includes two with en suites for added privacy and convenience. A stylish new shower room adds a contemporary touch, completing the sophisticated living experience.

## ACCOMMODATION

### ENTRANCE HALL

Staircase rising to the first floor. Window to front elevation.

### STUDY

Windows to front and side elevations.

### CLOAKROOM

Suite comprising hand basin and W.C. Heated towel rail.

### SITTING ROOM

Inglenook open fireplace with pamment tile hearth, bi-fold doors open to the rear garden.

### DINING ROOM

Windows to front and side elevations.

### KITCHEN/BREAKFAST ROOM

Range of fitted base and wall cupboards, work surfaces and tiled surrounds. Fitted electric double oven and hob with cooker hood over. Window overlooking the rear garden. Archway to:

### UTILITY ROOM

Fitted with range base cupboards, work surface and single drainer sink unit. Gas central heating boiler. Plumbing for washing machine. Entrance doors to the rear garden, driveway and garage.

## FIRST FLOOR

### LANDING

### PRINCIPAL BEDROOM

Double glazed window overlooking the rear garden. Walk in wardrobe.

### ENSUITE

Suite comprising shower cubicle, hand basin with storage below and W.C. Opaque window to rear elevation.

### GUEST BEDROOM

Dormer windows overlooking the front and rear. Walk in wardrobe.

### ENSUITE

### BEDROOM

Windows to front and side elevations. Built in wardrobe.

### BEDROOM

Windows to front and side elevations.

## SHOWER ROOM

A re-fitted shower room, walk in shower, wall hung hand basin with storage below and W.C. Opaque window to the rear.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently G.

## SERVICES

Mains gas, electricity, water and drainage.

## 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: 20742/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.





GROUND FLOOR  
1256 sq.ft. (116.7 sq.m.) approx.

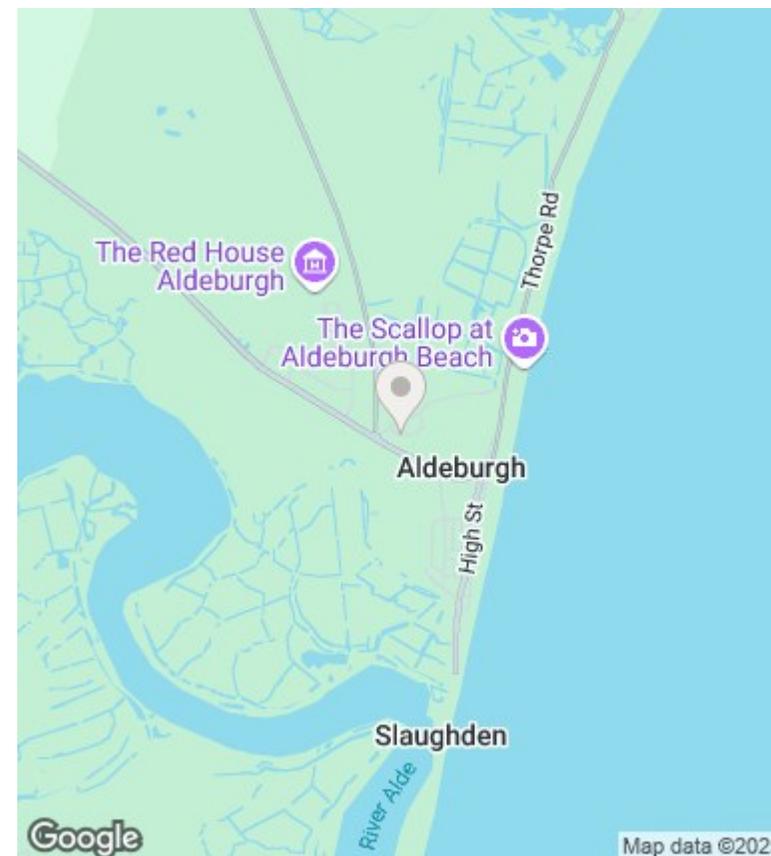


1ST FLOOR  
1101 sq.ft. (102.3 sq.m.) approx.



TOTAL FLOOR AREA: 2357 sq.ft. (218.9 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, David James Wealth for wealth management, David Barney & Co and 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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)