



Snape Maltings, Saxmundham

Guide Price £620,000

- Balcony with Views over River Alde
- En-suite to Principal Bedroom
- Communal Gardens
- Four Bedrooms
- Ground Floor Sitting Room/Fourth Bedroom
- Bio Mass Heating System
- No Onward Chain
- Top Floor Open Plan Living Room
- EPC - C

Iken View, Snape Maltings

Three storey Malting conversion with panoramic views of the river Alde and Iken. Snape has three family-friendly bistro pubs, surrounding shops and café, and the internationally famous Snape Maltings Concert Hall, boasting outdoor events and concerts. Snape is equidistant between the medieval fishing village of Orford and the popular resort town of Aldeburgh, both within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and all connected by the Rivers Alde and Ore. The nearby market town of Saxmundham benefits from a branch line railway station that connects to London Liverpool Street via Ipswich, and two supermarkets. Friday Street Farm Shop is only a short distance away, with café, butcher and fishmonger, selling local produce and groceries.



Council Tax Band: F



DESCRIPTION

This stunning three-storey family home, set within a converted Maltings building, offers an exceptional blend of historical charm and modern comfort. It boasts breathtaking views of Snape Maltings, the River Alde, and the picturesque Iken beyond, providing an idyllic setting.

The property is thoughtfully arranged across three floors, with spacious and versatile living areas. On the ground floor, you'll find a further bedroom that doubles as a cosy sitting room, offering built in cabinets and french doors out to the garden, flexible for family living. The first floor features an ensuite to the principal bedroom, ensuring privacy and convenience, as well as a cloakroom.

The top floor is the heart of the home, where the open-plan living room and bespoke kitchen take full advantage of the panoramic views. Bi-fold doors open up to a full-width balcony, creating a seamless indoor-outdoor flow and offering unparalleled views over the beautiful Alde Valley—perfect for relaxing, entertaining, or simply enjoying the scenery.

With its stylish and unique layout, along with the breathtaking views, this property is an extraordinary opportunity for those seeking a family home with character and charm in a picturesque setting.

ACCOMMODATION

ENTRANCE HALL

Stairs to first floor. Understairs storage cupboard housing an extractor fan. Further cupboard housing heat exchanger.

BEDROOM (GROUND FLOOR)

Sealed unit double-glazed window to front elevation and plantation shutters.

BEDROOM/SITTING ROOM (GROUND FLOOR)

Sealed unit double-glazed casement doors open to the rear communal gardens. Built in cabinets.

BATHROOM

Three-piece suite comprising of hand basin, bath with shower over and low-level W.C. Heated towel rail, tiled floor.

LANDING

Stairs to second floor.

BEDROOM

Sealed unit double-glazed windows to front elevation and plantation shutters.

PRINCIPAL BEDROOM

Sealed unit double-glazed window with views to Iken.

ENSUITE

Three-piece suite comprising of hand basin, shower cubicle and low-level W.C. Heated towel rail, tiled floor.

CLOAKROOM

Suite comprising of hand basin and low-level W.C. Heated towel rail and tiled floor.

OPEN PLAN LIVING ROOM/KITCHEN/DINING ROOM

High vaulted ceiling with exposed timber framework. Range of base and wall mounted units, work surfaces and integrated appliances including, electric oven, hob with extractor over, integrated fridge, freezer and space for a washing machine. Intercom system for front door. Bi-fold doors to rear open to:

BALCONY

Decked flooring and glazed affording wonderful views over the surrounding countryside.

OUTSIDE

To the rear is a large open communal lawn and a shared gravel driveway, which leads to a cart shed with one allocated parking space, and caged storage area with electric supply.

TENURE

Leasehold. 125 year lease. 109 years remaining.

Annual Ground Rent: £1,200
Annual Service Charge: £2,995

OUTGOINGS

Council Tax Band currently F.

SERVICES

Mains electricity and water.

VIEWING ARRANGEMENT

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

Email: enquiries@flickandson.co.uk

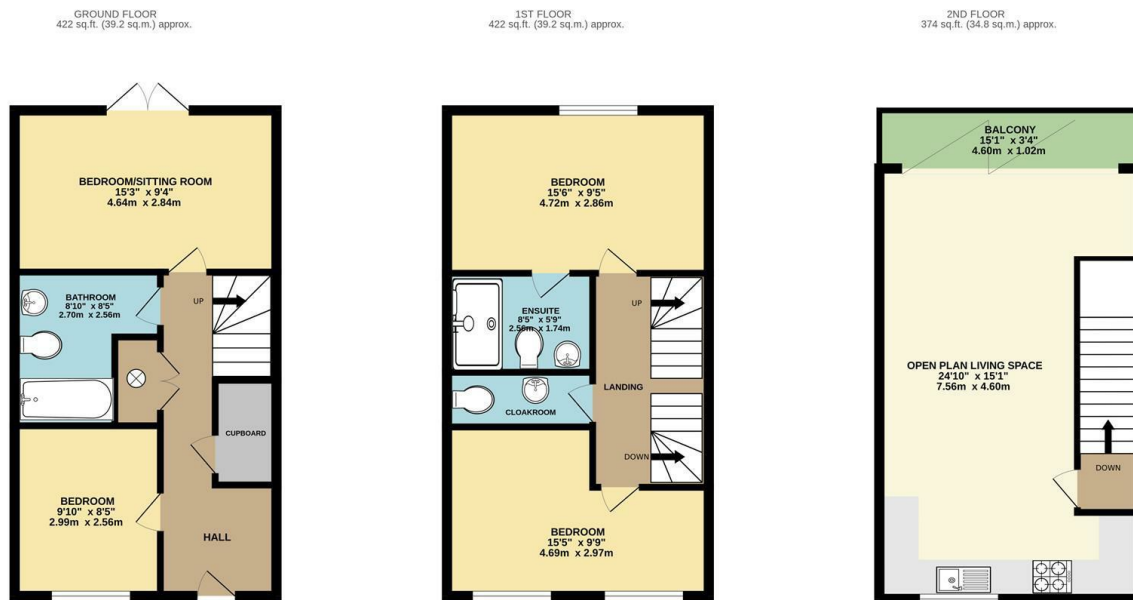
Tel: 01728 633777 Ref: 20748/RDB.

FIXTURES & FITTINGS

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TOTAL FLOOR AREA: 1219 sq.ft. (113.3 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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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) A		87
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

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