



13 Main Road, Little Glemham, Woodbridge, Suffolk

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**STRUTT
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BNP PARIBAS GROUP 

13 Main Road Little Glemham Woodbridge Suffolk IP13 0BS

A period semi-detached cottage near the Heritage Coast

Wickham Market 3.5 miles, Woodbridge 9.3 miles, Ipswich 16.7 miles, Ipswich station 16.8 miles (London Liverpool Street Approx 70 mins)

Hall | Sitting room | Kitchen/Dining room
Utility | 4 Bedrooms | Bathroom | Outbuilding
Garden | EPC Rating F

In all about 0.35 acres

The property

The Listed Grade II semi-detached four bedroom cottage is a rare property situated towards the Heritage Coast with farmland views to the west. Within the cottage, the ground floor consists of a hall leading to a characterful sitting room with views over the front garden and drive. The kitchen/dining room is of a good size and has a range of units and a deep cupboard, and to the rear there is a utility room with a door to the outside.

At first floor there is a landing with a cupboard. Bedroom 1 has two cupboards (one housing the hot water cylinder) and bedroom 2 looks out over the rear garden. On the second floor there is bedroom 3 with a door to bedroom 4.

Outside

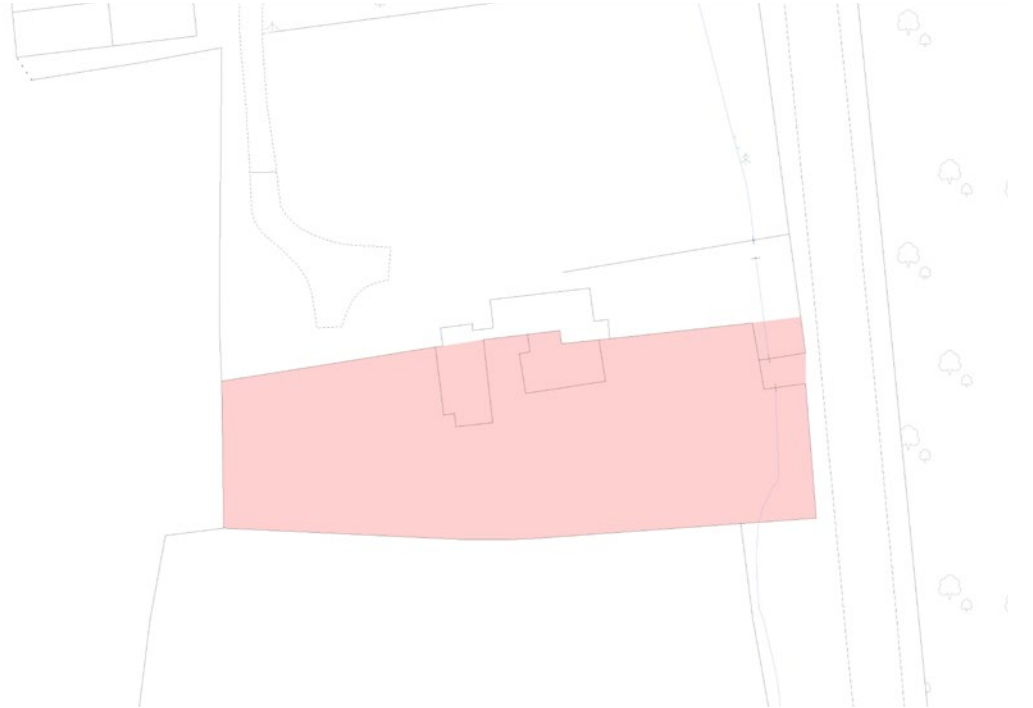
To the front there is ample space for parking, as well as an area of grass. Through a picket gate the porch with front door to the cottage is to one side. Beyond the porch there is a brick and tile outbuilding with an original hearth and chimney offering storage or further accommodation (subject to planning) with an adjoining lean-to tool shed and a separate

timber garden shed. The garden to the rear is to lawn and overlooks fields beyond.

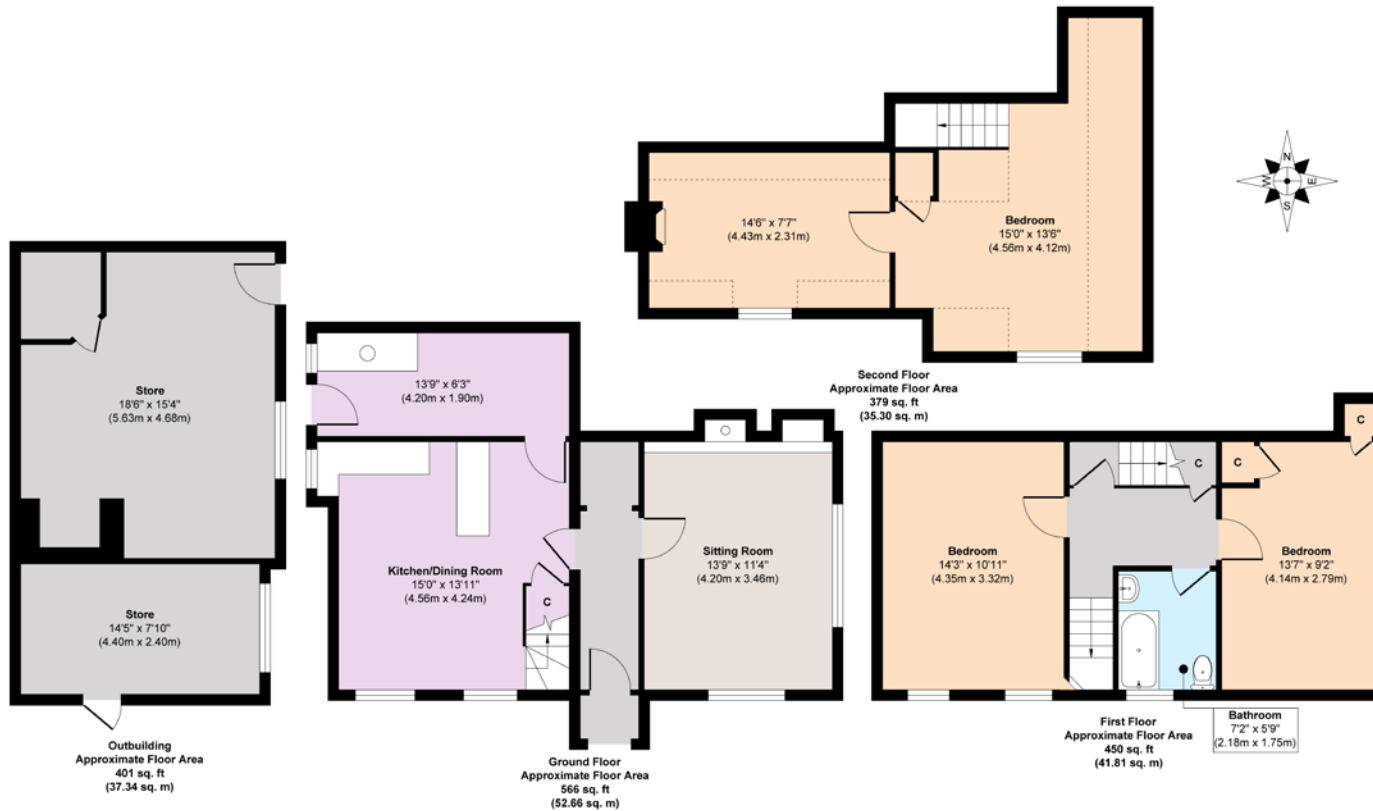
Location

Situated just outside the village of Little Glemham with countryside views, the property is set between the market towns of Framlingham, Wickham Market and Saxmundham, all of which provide day to day facilities with further recreational amenities and schooling at Woodbridge and Ipswich. A main line direct service to London's Liverpool Street Station can be found at Ipswich and a branch line to Ipswich runs regularly from Wickham Market/Campsea Ashe. Little Glemham is in a particularly sought after area of rolling countryside within a short distance of the Suffolk Heritage Coast, with Snape being 5.4 miles and Aldeburgh being 9 miles away respectively.





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Approx. Gross Internal Floor Area 1395 sq. ft / 129.77 sq. m
 Approx. Gross Internal Floor Area 1796 sq. ft / 167.11 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Directions

From Wickham Market, proceed north on the A12. In Little Glemham, pass The Lion Inn and the drive into the cottage is in half a mile on the left, before The Lodge at the head of the private drive to Glemham Hall.

General

Local Authority: East Suffolk District Council
Services: Electric central heating. Electric water cylinder. Shared private drainage which is compliant with relevant regulations. Mains water and electricity.

Council Tax: Band C

Tenure: Freehold

Guide Price: £300,000

Suffolk

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