

# The Toll House, Aldeburgh, Suffolk





The Toll House now has planning to be used as a **RESIDENTIAL PROPERTY** and will no longer be run as a B&B and is in the well renowned seaside town of Aldeburgh as the owners are retiring. **PARKING LOVELY SECRET GARDEN\*\* CLOSE TO ALL AMENITIES AND WITHIN WALKING DISTANCE TO THE SEA\*\***

**GUIDE PRICE: £700,000**

- Entrance Hall
- Three Ground floor Rooms (with en-suite bathrooms)
- Conservatory
- Kitchen & Utility Room
- Family Room
- Four En Suite Bedrooms
- Large Patio and hidden Garden
- Parking for several cars
- **NO ONWARD CHAIN**
- **HAS RESIDENTIAL PLANNING (NO LONGER COMMERCIAL USE)**



**LOCATION** The Toll House is extremely well situated close to center of the town of Aldeburgh. The sought after coastal town of Aldeburgh is centrally positioned in the Suffolk Heritage Coastline with superb recreational facilities including sailing and fishing on the coast and River Alde, a number of 18-hole golf courses are in the area including Aldeburgh's own course within easy walking distance, Snape Maltings is about five miles away and the town benefits from a variety of shops, public houses, restaurants and a cinema. Saxmundham, which is about eight miles away has a station which connects to Ipswich and its direct line to London's Liverpool Street station. It was home to the composer Benjamin Britten and remains the center of the international Aldeburgh Festival of arts at nearby Snape Maltings

**The Toll House - Interior** The Entrance Hall welcomes you into a spacious hallway and at the present moment in time there are three rooms which are currently bedrooms with En Suite Shower Rooms and could easily be converted back into reception rooms downstairs with a ready-made bedroom with En Suite. There is a large conservatory at the rear overlooking a large patio area with glimpses through to the large garden beyond. To the right of the Entrance Hall is the Kitchen which has a range of white wall and base units, large range cooker, stainless steel sink with mixer taps with a window overlooking the side. A Family Room is behind the Kitchen and leads out to the patio area. A further door leads to the large Utility Room which has space for a washing machine and two further appliances, shelving and a window to the side. It also houses the gas central heating boiler. Upstairs there are four-bedroom double bedrooms, again all with En Suite Shower Rooms and all have pretty cast-iron fireplaces. It is a lovely Victorian house with such a lovely garden in one of the most beautiful parts of the County with Its historic buildings include a 16th-century moot hall and a Napoleonic-era Martello Tower. Visitors are drawn to its

Blue Flag beach and fisherman huts, where fresh fish is sold, to Aldeburgh Yacht Club and to its cultural offerings. Two family-run fish and chip shops have been rated among the country's best.

**The Toll House - Exterior Exterior** To the side of the property is parking for several vehicles and there is a garden gate leading into the large patio area. perfect for al fresco dining then beyond this is a lovely "secret" garden with total privacy. The large area is mainly laid to lawn but with a plethora of established trees and shrubs, a further seating area and the garden is part walled. **Please note: The telephone box and post box are NOT included in the sale.**



**TENURE** The property is freehold and vacant possession will be given upon completion.

**LOCAL AUTHORITY** East Suffolk

**Tax Band:** TBC

**EPC:** C

**Postcode:** IP15 5EG

**SERVICES** Gas fired central heating, mains drains, water and electricity

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale but may be included subject to separate negotiation.

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties, we will require verification of funds and information to enable a search to be carried out on all parties purchasing. **NB** planning permission has now been granted for a penthouse flat and we have plans in the office so please do ask to see them.







Ground Floor



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Approximate total area<sup>(1)</sup>  
1107.46 ft<sup>2</sup>  
102.89 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1



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Approximate total area<sup>(1)</sup>  
701.34 ft<sup>2</sup>  
65.16 m<sup>2</sup>

(1) Excluding balconies and terraces

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**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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