

A rare opportunity to acquire this charming, four bedroom detached period cottage with separate annexe and stables, in grounds extending to approximately 2.5 acres in the much sought-after hamlet of Iken.

Guide Price
£1,425,000 Freehold
Ref: P7365/B

White Cottage
Sandy Lane
Iken
Woodbridge
Suffolk
IP12 2HE



Cottage - four bedrooms, three bath/shower rooms, cloakroom, utility, kitchen/dining room and three reception rooms.

The Annexe - kitchen/breakfast room, ground floor shower room, first floor sitting room, principal bedroom with en-suite shower room.

Two stables with tractor store.

Sitting in grounds extending to 2.5 acres (STS)

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

White Cottage is situated in an Area of Outstanding Natural Beauty known locally as the Suffolk Sandlings. White Cottage stands in a quiet lane in the hamlet of Iken approximately one mile from the parish church of St. Botolphs and the shore line of the upper reaches of the River Alde overlooking Snape Malting Concert Hall. The village of Snape and the renowned Snape Maltings Concert Hall and shopping facilities lies only two miles to the north and the historic riverside town of Orford with its pretty town square and historic twelfth century castle built by Henry II is within a short drive of the property. More comprehensive shopping facilities can be found at Woodbridge, approximately ten miles to the south-west, and Aldeburgh and Saxmundham approximately six miles to the north. Aldeburgh is very much a central hub and offers a high street with independent shops and facilities. Both of which have railway stations on the East Suffolk line, giving both regular and connecting services to London Liverpool Street via the county town of Ipswich. The A12 Great Yarmouth to London main road lies about seven miles away with White Cottage only ninety miles from the M25 /A12 junction.

Description

White Cottage is a truly unique property which was originally a four bedroom period cottage of timber frame construction with brick and colour washed elevations under a wired thatched roof. The extension being a much more recent addition is constructed of rendered masonry under a slate roof. Whilst the renovation of the main house was completed some years ago, it now provides a perfect fusion of contemporary space whilst retaining much of the original character. The accommodation reflects this with the cosiness of the sitting room, office and the family room dovetailing nicely into the modern, light and airy kitchen/dining room with twin bifold doors that take in the rural views beyond to the rear. The kitchen/dining room has traditional shaker units with well appointed appliances including dishwasher, space for a range cooker, a combination microwave and twin Belfast sinks recessed into granite worktops. The central island incorporates a breakfast bar, all of which sits under a central rooflight. A separate utility room boasts a large range of useful storage and larder units with space for appliances and also a double airing cupboard housing the water cylinder and shelving. Beyond the utility room is the ground floor bathroom. To the other side of the kitchen there is also a separate cloakroom. The first floor bedrooms are accessed via two separate staircases, one from the rear hallway and the second from the family room. Both staircases lead to two bedrooms, each sharing a shower room. The principal bedroom has the benefit of a balcony large enough to sit upon and enjoy the rural views beyond.

The annexe is of cedar elevations under a tiled roof. On the ground floor there is access to the double garage via folding doors to the front of the property. An independent access to the annexe via a side door leads into the kitchen/breakfast room. This room is fitted with a range of fitted units, complete with two ring hob and sink unit. From here there is a door that leads to a shower room and a staircase that leads from the kitchen/breakfast room up to the first floor sitting room with a solid acacia balcony and elevated views over the rear gardens and farmland beyond. From here there is a double bedroom with ample storage, oak flooring and en-suite shower room.

To complete the range of buildings on offer, located beyond the annexe is a post and rail fence separating the garden from the paddock where there is a black weatherboarded timber framed building under a pitch tiled roof, providing two stables and a tractor store. Currently, this is used as a gym although built to equestrian standards. There is covered concrete hard standing to the front. The grounds to the rear of the property are informal and left mainly to meadow, whilst the paddock is laid to grass. Throughout the gardens there are areas of strategically placed infant trees and fruit trees. The approach to the property is from the highway via a five bar gate that leads to the garage and provides off road parking. A further five bar double gate opens from the highway to behind the stable block, providing more off road parking. There is a separate pathway that leads from the highway to the front door of the cottage through the front gardens which are mainly laid to lawn with planted culverts to front and rear with a wooded area to the side and a wonderful specimen Sweet Chestnut tree to front. Surrounding the property are various raised beds and a pathway that links the parking area to the cottage and to the annexe. The property offers flexible use and whilst it is currently used as a holiday let, it would more than adequately provide a perfect family home with equestrian use.

















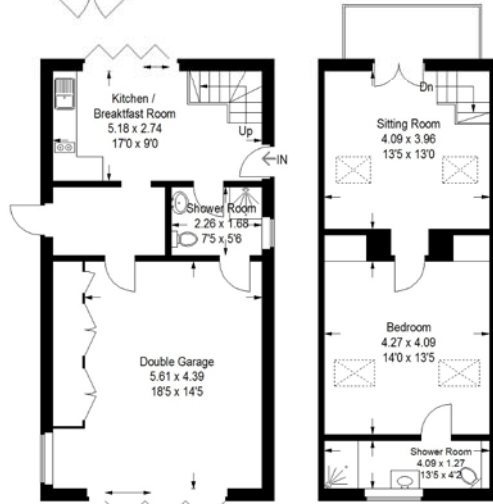
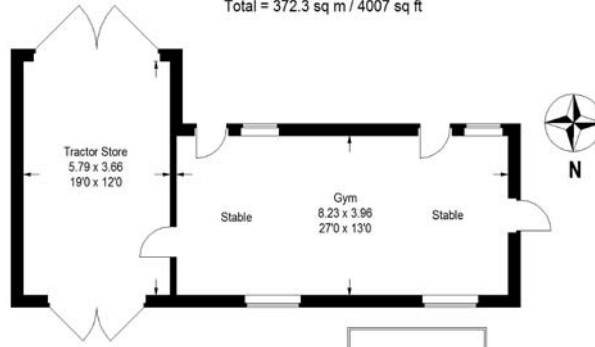






White Cottage, Iken

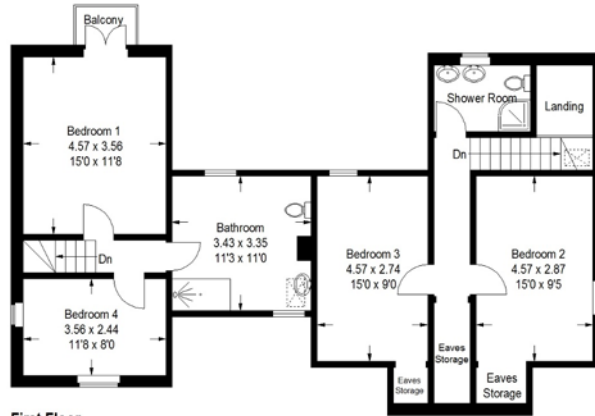
Approximate Gross Internal Area = 217.8 sq m / 2344 sq ft
 Outbuildings = 154.5 sq m / 1663 sq ft
 Total = 372.3 sq m / 4007 sq ft



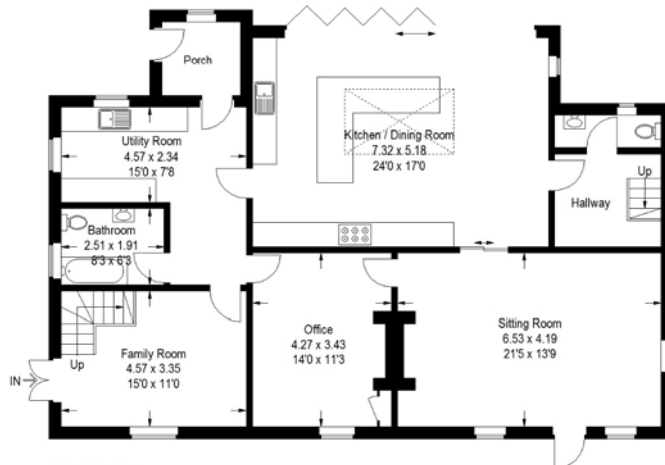
Outbuilding - Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

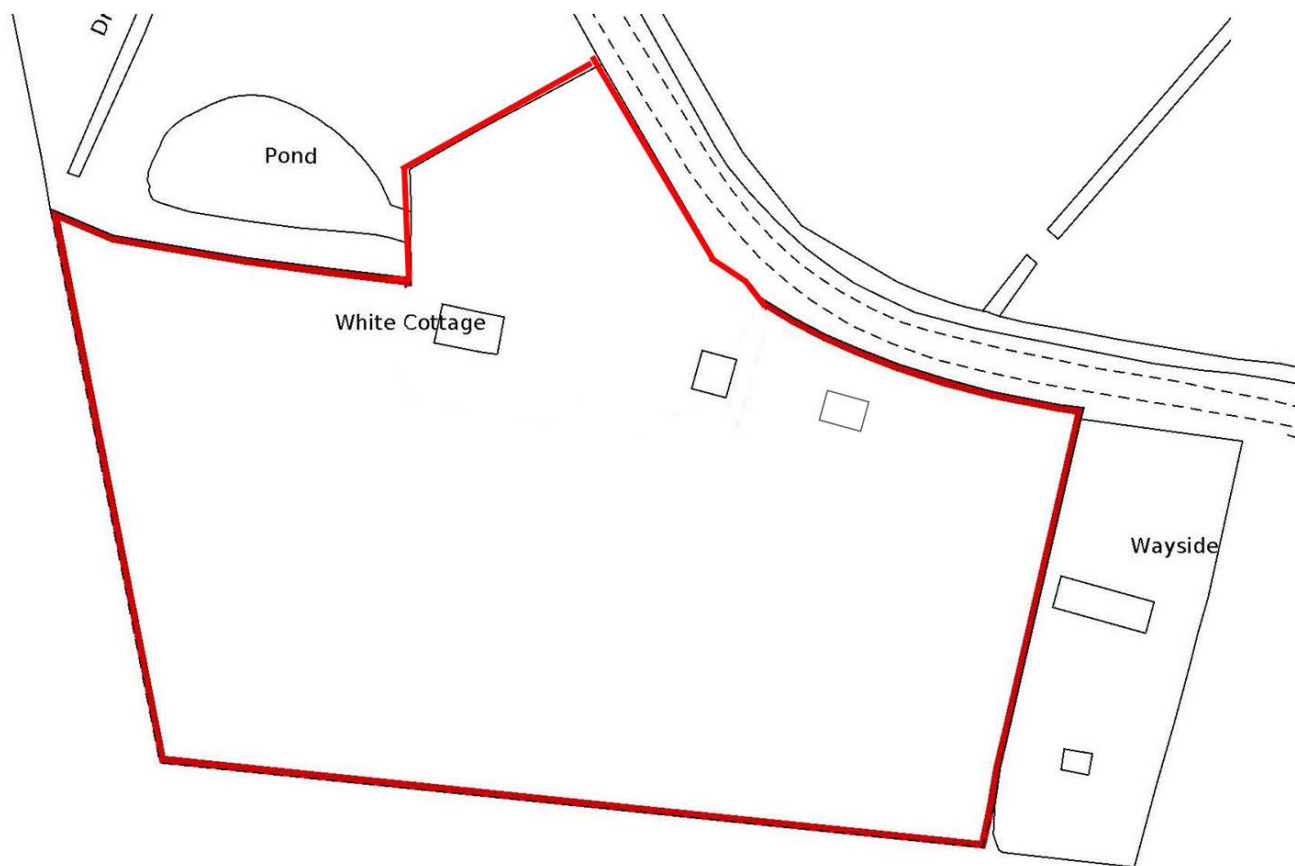


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1085740)



Indicative site plan only

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private drainage via a sewage treatment plant. Oil-fired central heating.

Broadband To check the broadband coverage available in the area go to –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area go to –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating The Cottage - D, The Annexe - C (copies available from the agents via email)

Council Tax Currently used as holiday lets - Rateable Value £3,350 payable 1st April 2023 to present.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

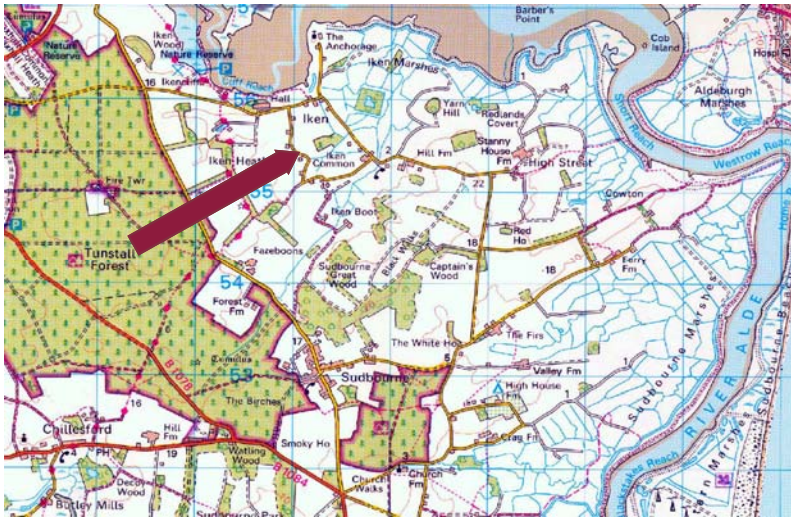
NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. Included in the indicative site plan above, is land that was purchased in addition and which carries an overage clause. Please ask the agent for further information.

June 2025



Directions

Approaching from the south on the A12 turn left at Farnham into Friday Street (A1094) into the village of Snape. At the crossroads beside Snape Church, turn right into church hill and proceed on this road for approximately a mile passing Snape Maltings. Take the first road on the left signposted Orford. After approximately a mile at the crossroads take the left into the village of Iken and after approximately a further mile turn right into Sandy Lane, whereupon the cottage will be found approximately one mile along on the right hand side. The cottage is identified by a row of white stones on the verge and a five bar gate bearing the name, White Cottage.

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