



Palmer & Partners



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Low Road, Friston, Suffolk, IP17 1PW

Asking Price: £400,000

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This charming detached period cottage, with well-proportioned accommodation arranged over one floor, is situated on a substantial corner plot in the rural village of Friston providing scope to extend and develop (subject to planning permission) and is being sold with no onward chain. The cottage is believed to date back to the early 19th Century and is full of period features including beamed and vaulted ceilings and a central exposed brick chimney breast; the previous owners carried out a full refurbishment of the roof, installed a new oil fired boiler in 2018, and renewed the lighting circuits in 2016. Externally there is a wonderful wild flower garden, driveway providing ample off-road parking, and detached multi-purpose outbuilding. The accommodation in the cottage comprises two generous reception rooms vaulted ceilings and exposed beams, kitchen / breakfast room, bathroom, and two good size double bedrooms.

The village of Friston lies in a beautiful rural location with its very own popular pub "The Old Chequers" together with active village church and village hall. Friston is the perfect base for visiting some of Suffolk's most popular towns and villages such as the charming market town of Saxmundham, the pretty coastal town of Aldeburgh, and the 'must-visit' destination of Snape. The surrounding villages and towns offer plenty of shops, bars, cafes, and cinemas and Friston is within close proximity to the world-famous Bird Sanctuary at Minsmere.

Council tax band: D

EPC Rating: E





