



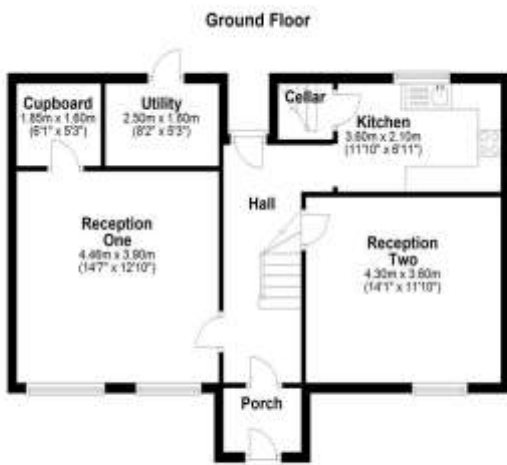
**Mill Hill, Aldringham,
Suffolk, IP16 4QD
£425,000
Freehold**

A fantastic potential development opportunity has arisen (subject to planning permission) in Aldringham, just a short drive to Thorpeness and Aldeburgh. Occupying a plot of half an acre plot (subject to survey), lies an extended three bedroom cottage which comes with a separate substantial brick-built outbuilding where the current owners have submitted a pre-planning application (DC/21/4240/PREAPP) in order to replace the outbuilding with a four / five bedroom new build residence (subject to planning permission being granted). The three bedroom cottage offers lovely views to the front and does require some updating and comprises front porch; entrance hall; two generous reception rooms, one of which has a large pantry cupboard; kitchen; cellar with power and light connected; first floor landing; three bedrooms; and four piece family bathroom. There is an outside utility room, the property has oil fired central heating and established gardens which surround the property.

The tranquil village of Aldringham is conveniently located less than three miles from the pretty coastal town of Aldeburgh and less than two miles from the vibrant town of Leiston. Aldringham is a short drive inland from Suffolk's Heritage Coast which is well-known as being an area of Outstanding Natural Beauty and provides a wealth of footpaths through woodlands and nature reserves, and along river banks.

Leiston provides a good range of shops and amenities including a Co-op supermarket, chemists, a post office, banks, doctors and dentist surgeries, vets, library, sports centre, cinema and recreational parks as well as a good selection of pubs and fast food takeaways. The town is served by a regular bus service to outlying villages and beyond and with Saxmundham's railway station only four miles away, Ipswich and London are easily accessible.

Aldeburgh enjoys breathtaking views both seawards and following the river Alde inland towards Orford, and provides local amenities include craft, food and antiques shops, independent boutiques as well as some national chains, plus a myriad of pubs and an independent cinema.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		99
(91-95)	B		
(81-90)	C		
(71-80)	D		
(61-70)	E	43	
(51-60)	F		
(31-50)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(71-80)	D		
(61-70)	E		
(51-60)	F		
(31-50)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Palmer and Partners would like to draw your attention to the following: I) these particulars do not constitute part of an offer or contract. II) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III) nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV) measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.