

JENNIE JONES

EST. 1993

ESTATE AGENTS



**ANGEL YARD**

Saxmundham | Suffolk

**£230,000**

# 15 ANGEL YARD, MARKET PLACE, SAXMUNDHAM, IP17 1AG

**CHARMING GRADE II LISTED FORMER ANGEL INN COTTAGE  
WITH COURTYARD IN CENTRAL SAXMUNDHAM.**

Saxmundham Rail Station - 0.2 Miles

Snape - 5 Miles

Aldeburgh - 7 Miles

Framlingham - 8 miles

- Entrance Hall ● Sitting Room ● Kitchen / Dining Room ● Three Bedrooms ●
- Family Bathroom ● Enclosed Courtyard Garden ●





## The Property

A charming Grade II listed timber framed home, believed to be one of Saxmundham's earliest inhabited houses and formerly part of the Angel Inn. Sympathetically converted, the property retains a wealth of period features including exposed oak beams, studwork and an original mullioned window. Benefits include gas-fired central heating, secondary glazing and an attractive courtyard garden.

The front door opens into a hall with steps down to a double-aspect sitting room, featuring a fireplace with gas fire, exposed beams, useful downstairs storage and a stable door leading to the garden. The kitchen/dining room is well fitted with Shaker-style units, wood and granite work surfaces, integrated appliances and a Belfast sink, along with access to a useful cellar.



Upstairs, there are three characterful bedrooms, all with exposed beams, along with a family bathroom fitted with a roll-top bath and shower attachment.

Outside, the property enjoys a pretty enclosed courtyard garden, paved and walled for privacy, with pedestrian side access.

## Location

Situated in the vibrant market town of Saxmundham, the property benefits from a wide range of amenities including supermarkets, schools, a health centre and a railway station with regular services to London Liverpool Street. The town is ideally positioned for access to the stunning East Suffolk coast, much of which is designated an Area of Outstanding Natural Beauty, including the renowned RSPB Minsmere. Nearby attractions include the historic castles at Framlingham and Orford, while the popular coastal towns of Southwold and Aldeburgh are within easy reach, the latter famed for its annual music festival at Snape Maltings.

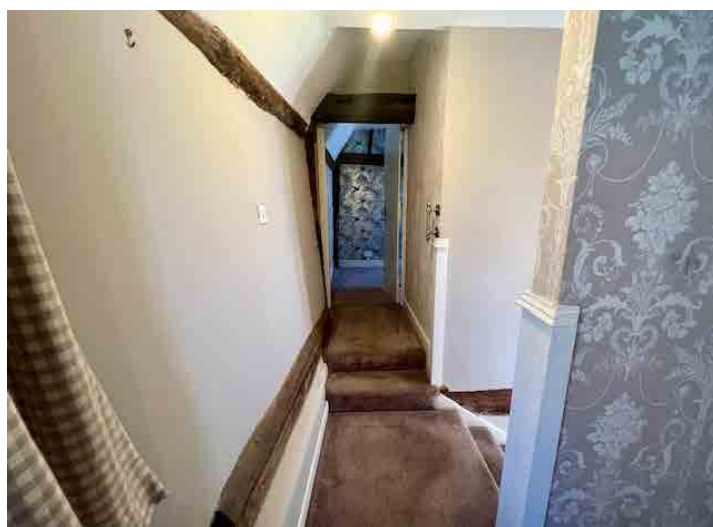
## Services

Mains electricity, water water and gas. Gas heating

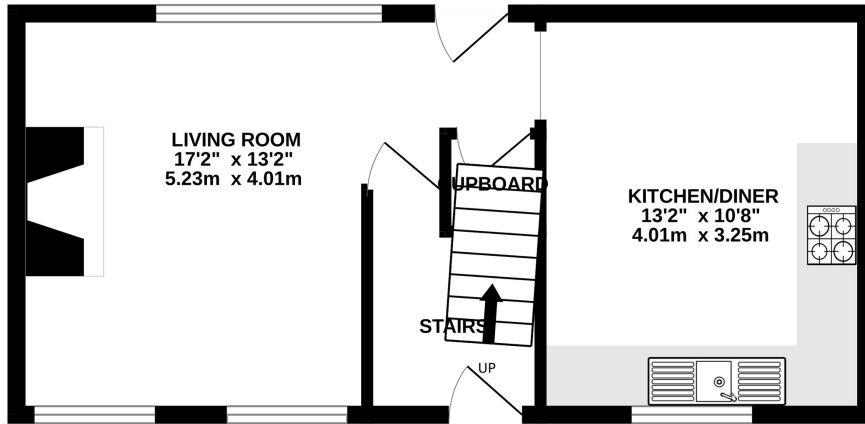
## Local Authority and Council Tax Band

East Suffolk Council - Council Tax Band B

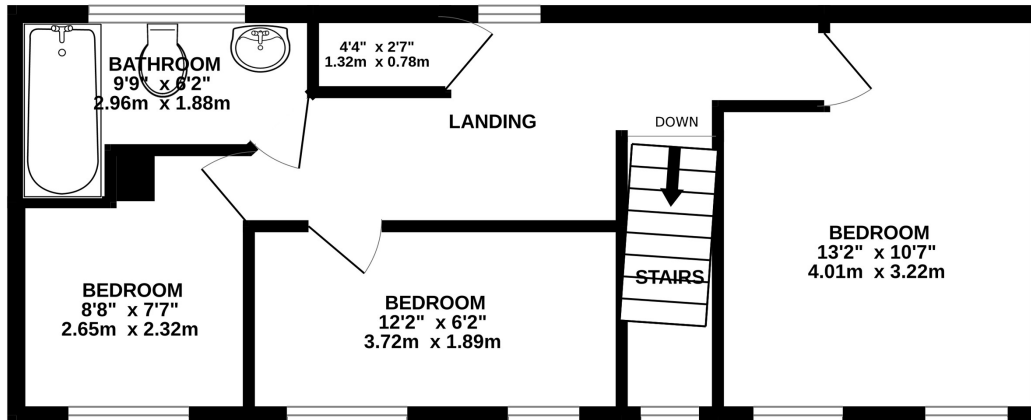
**EPC Rating - GRADE II LISTED SO NOT REQUIRED**



**GROUND FLOOR**  
354 sq.ft. (32.8 sq.m.) approx.



**1ST FLOOR**  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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