

JAMES FRANCIS ARE DELIGHTED TO OFFER TO MARKET



A Grand Edwardian Detached House on the Beautiful Suffolk Coast.



JAMES FRANCIS

Key Points:

ASKING PRICE - Guided at £695,000.

LOCATION

- Trimley Village on the outskirts of the Victorian & Edwardian Seaside town of Felixstowe.

VERSATILITY

- Offering huge potential as a Large seven bedroom Home or a Home and Business combined.

CONFIGURATION

- Currently a Four Bedroom Home on the first & second floor with the ground floor & studio as business use.

PLANNING

- Additional accommodation with planning for a 900 SQFT detached two story building in the grounds.

GROUNDS

- Large plot with additional outer buildings.



About the Area:

Situated close to the Historic Victorian & Edwardian coastal seaside town of Felixstowe the property comes with great amenities with in short walking distance, including Primary and Secondary schools, a selection of great Pubs, Bakers, butchers etc. and many historic buildings.

The Property is also surrounded by the glorious East Coast Suffolk countryside including a nearby nature reserve at Trimley Marshes with beautiful walks through the countryside and along the River Orwell.

The location also offers great transport links including Trimley Railway Station just $\frac{3}{4}$ of a mile (5min) walk.

The trains run every hour to Ipswich and run in sync with Ipswich-London Liverpool Street allowing rail travel to London within 90mins.

If you don't feel like taking the train, the major trunk roads A12/A14 are also in close proximity.

Other local features are Felixstowe Pier & Promenade which has undergone a multi-million pound redevelopment, along with the Edwardian seafront which offers something for everyone including great café bars and restaurants a cinema and a wealth of fine shops and boutiques.



Detached Edwardian House - Trimley Felixstowe

The James Francis Team are delighted to offer “For Sale” this Large imposing Edwardian detached House built at the turn of the Century and sitting on substantial grounds with a wealth of period features located close to the Suffolk Coast.

Now a private residence it was partly used as a day nursery in the past and retains the necessary approvals for similar use and comes with a large studio in the grounds complete with kitchen and bathroom facilities.

The property occupies a very good size plot with various out buildings and a large horseshoe driveway together with parking for many vehicles. (Approx 2500 Sq. Ft.)

In addition the property also comes with planning permission for a two storey building to the side of the property of around 850 Sq. Ft. This new building offers great potential for a variety of uses such as guest accommodation, garaging with apartment /office over, or indeed a separate home.

Features

- Potential Seven - Ten Bedroom Family accommodation
- Large separate studio with kitchen and bathroom facilities
- Range of out buildings
- Planning permission for a further two-storey building
- Many Edwardian Period Features
- Excellent location close to Felixstowe seafront
- Large plot with a horseshoe driveway
- Former nursery with four bed living accommodation above
- Large Detached house with substantial grounds
- Great Location close to many amenities and Suffolk Coast

Viewing is highly recommended to appreciate the space and potential on offer presented in very good condition and offering many possibilities.









Site Plan C08/0701 Tiddlywinks Day Nursery, 108 High Road, Trimley St Mary

Scale Map produced on 01 April 2008 at 09:54
0 10 20 30 40 50 m



Suffolk Coastal District Council

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Suffolk Coastal District Council 100019684, 2008.

Planning permission on the site for a two-storey building
Please see drawing below.



f r o n t



r e a r

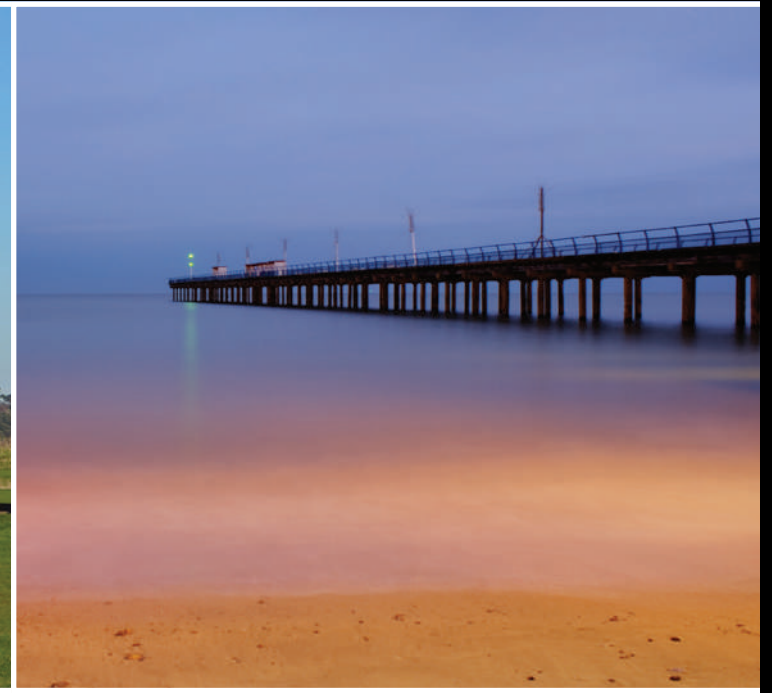
Council Tax Band D - £1876.99

East Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D	57 d	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 229.1 sq. metres (2466.5 sq. feet)
 Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
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