

JENNIE JONES

EST. 1992

ESTATE AGENTS



# TREVELYAN COTTAGE

Benhall | Suffolk

£400,000

# Trevelyan Cottage, Aldecar Lane, Benhall, IP17 1HN

A charming detached cottage set in popular village location within striking distance of the Suffolk Heritage Coast.

Saxmundham – 3 miles (Railway Station with links to London)  
Aldeburgh – 9 miles  
Woodbridge – 12 miles

- Sitting Room ● Dining Room ● Kitchen ●
- Family Bathroom ● Two Bedrooms ●
- Garden Studio ● Cottage Garden & Parking ●

## The Property

Trevelyan Cottage is a charming detached cottage situated in the peaceful rural setting of Aldecar Lane in the desirable village of Benhall. Offering characterful accommodation with a comfortable and welcoming feel, the property presents an attractive opportunity for those seeking a countryside home within easy reach of the Suffolk coast.

The accommodation includes a welcoming sitting room with feature woodburning stove, together with a dining room providing a practical space which in turn opens to the rustic kitchen and bathroom. The first floor offers two double bedrooms and a landing.

Outside, there is a hugely practical studio once coined a “writers studio” and a selection of useful sheds. The garden is cottage styled. Vehicular access is via a shared lane to the rear of the cottage. The garden backs onto common land, offering a wonderful setting for relaxing or entertaining. The location provides a sense of tranquillity while remaining conveniently positioned for nearby villages, market towns and the Heritage Coast.



### Location

Benhall is a popular Suffolk village set within attractive countryside between the market towns of Saxmundham and Framlingham. The village benefits from a well-regarded pub and strong community atmosphere, while nearby Saxmundham provides a range of shops, supermarkets and a railway station with services to London Liverpool Street via Ipswich.

The Suffolk Heritage Coast, including Aldeburgh, Snape and Thorpeness, is within easy reach, offering renowned coastal walks, nature reserves, sailing and cultural attractions such as the world-famous Snape Maltings concert hall.

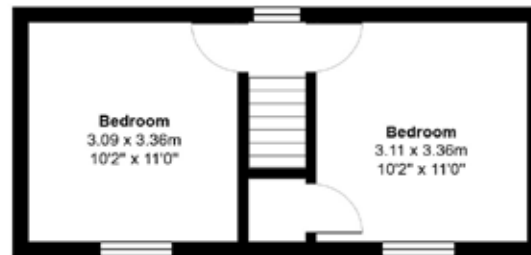
### Services

Mains electricity, water and drainage  
Electric central heating

East Suffolk Council: Council Tax Band D

**EPC Rating: F**





Total Area: 74.1 m<sup>2</sup> ... 797 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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