

Property reference number: - 156-1157(nr SAXMUNDHAM)

Home to a couple who are fairly flexible as to when to swap.

KEY INFORMATION...

Bedrooms available:-	Double:- 3 (max – 6 people)
Children welcome?-	Suitable for ages 7+
Pets that live here:-	no pets live here
Re-dogs:-	They are not able to consider a dog staying.

This detached house is situated in the attractive village of Sweffling, between Saxmundham & Framlingham and within easy reach of the coast; 20 mins drive to Aldeburgh, Thorpeness & Snape; 30 mins to Dunwich, Southwold & Orford; 45 mins to Lowestoft & Felixstowe. This is a great location for exploring East Suffolk, & beyond. Norwich is an hour's drive.



Half of this house was built over 300 years ago and it was extended in 1915. There are very few right-angles in the house! Downstairs is a kitchen/little sitting room, toilet, separate dining room and a larger sitting room. There are 2 cottage style staircases and upstairs are the three double bedrooms & 2 bathrooms. (The office space is not available) Recently the solid fuel Rayburn has been replaced by an electric range cooker with induction hob, and the house is heated with storage heaters. This makes it easier to manage and more environmentally-friendly than the solid fuel. There is still a coal fire in the sitting room which is necessary for additional heat on a colder evening.



There is a nice conservatory which leads into the enclosed back garden which has a table-tennis table, swing seat and built-in BBQ. This is fairly small but a lovely place to relax and enjoy eating *al fresco* on a warm summer's evening! The little south-side garden is laid to lawn with a laurel hedge & just big enough to play a version of 'crazy' croquet! Mallets etc available in the shed. This garden overlooks the church & is very peaceful. There is a small BBQ available in the shed as well as garden table & chairs & a boules set. There is

off-road parking in front of the house.

St Johns Church in Saxmundham has an interesting mix of services from traditional to café style *New Expressions* church which pre-Covid, was held in the local primary school. It is now in church on 2 Sundays each month. About 40-80 people attend services, with a more intimate 20-30 in the evenings, although evening services are yet to re-commence after Covid.. There is a lot going on in the church & it serves its local & church community well. See our new website:- <https://www.sk.cchurch/>

Sport and Leisure	Sports Centre in Leiston-7 miles, with swim pool & good selection of sports. Tennis 50 meters from house, table tennis in garden!, Horse riding & golf available locally. Dry Ski slope in Ipswich-45 mins.
Local places of interest	Within 20 mins drive is Snape Maltings, Sutton Hoo (NT) Orford & Framlingham Castles, & other attractive towns & villages. Good local museums, Sutton Hoo, Pleasurewood Hills, castles at Framlingham & Orford, Minsmere RSPB, & many more See area websites
Entertainment/ Arts	Snape Maltings -home of the Aldeburgh Music Festival, Theatres Ipswich Wolsey, Bungay Fisher, Halesworth The New Cut, cinemas in Aldeburgh & Leiston..& so much more

More photos below



<http://www.visitsuffolk.com/>
<https://snapemaltings.co.uk/>

<https://www.thesuffolkcoast.co.uk/things-to-do>

2021 From Derek in Derbyshire ref 1414

Sweffling is an excellent base for discovering this part of Suffolk, though swappers need to be aware that shops are 3½ miles away and that public transport is sparse. The house is full of character - quite different from anything modern - and we enjoyed the experience (though one or two low door lintels proved a challenge!). A modest score for the church was only because we are unfamiliar with the café style setting; the welcome and the sense of fellowship were top marks!

