

**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?:-	This is best suited for adults.
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, separate dining room and a larger sitting room as well as a toilet.

Upstairs are the three double bedrooms & 2 bathrooms. (The office space is not available) There is also 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 catches the afternoon & evening sunshine, offering a lovely spot for a 'sun-downer'. It overlooks the church & is very peaceful. There is a small BBQ available 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 informal café style at 9-30am. The more traditional service of Holy Communion every Sunday at 11am, is in either St Johns or St Peter's in Kelsale, part of the Benefice. About 50-80 people attend services. There is a lot going on in the church & it serves its local & church community well. See our new website:- [www.skchurch](http://www.skchurch)



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

**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!

[www.visitsuffolk.com/](http://www.visitsuffolk.com/) [httpssnapemaltings.co.uk/](http://httpssnapemaltings.co.uk/)

[www.thesuffolkcoast.co.uk/things-to-do](http://www.thesuffolkcoast.co.uk/things-to-do) [www.saxmundham.org](http://www.saxmundham.org)

[www.dayoutwiththekids.co.uk/things-to-do/east/suffolk/saxmundham](http://www.dayoutwiththekids.co.uk/things-to-do/east/suffolk/saxmundham)

