



EDINBURGH  
HOUSE

ALDEBURGH • SUFFOLK



A CONTEMPORARY VICTORIAN HOUSE

WITH EXCELLENT SEA VIEWS,

LOCATED ON THE POPULAR

Crag Path

SUMMARY

Open plan kitchen/dining room and living room | Snug | Utility | WC

Principal bedroom with en suite | Secondary bedroom with en suite

Two further bedrooms | Bathroom

One bedroom annexe with kitchenette, living room and bathroom



Knight Frank Country Department  
 55 Baker Street  
 London  
 W1U 8AN  
[knightfrank.co.uk](http://knightfrank.co.uk)

Georgie Veale  
 +44 (0) 20 3995 0779  
[georgie.veale@knightfrank.com](mailto:georgie.veale@knightfrank.com)

**SITUATION**

Edinburgh House is located on the seafront of the charming coastal town of Aldeburgh, with stunning views and a stone's throw from the beach. The popular high street features a range of independent shops, boutiques, galleries, restaurants and a cinema.

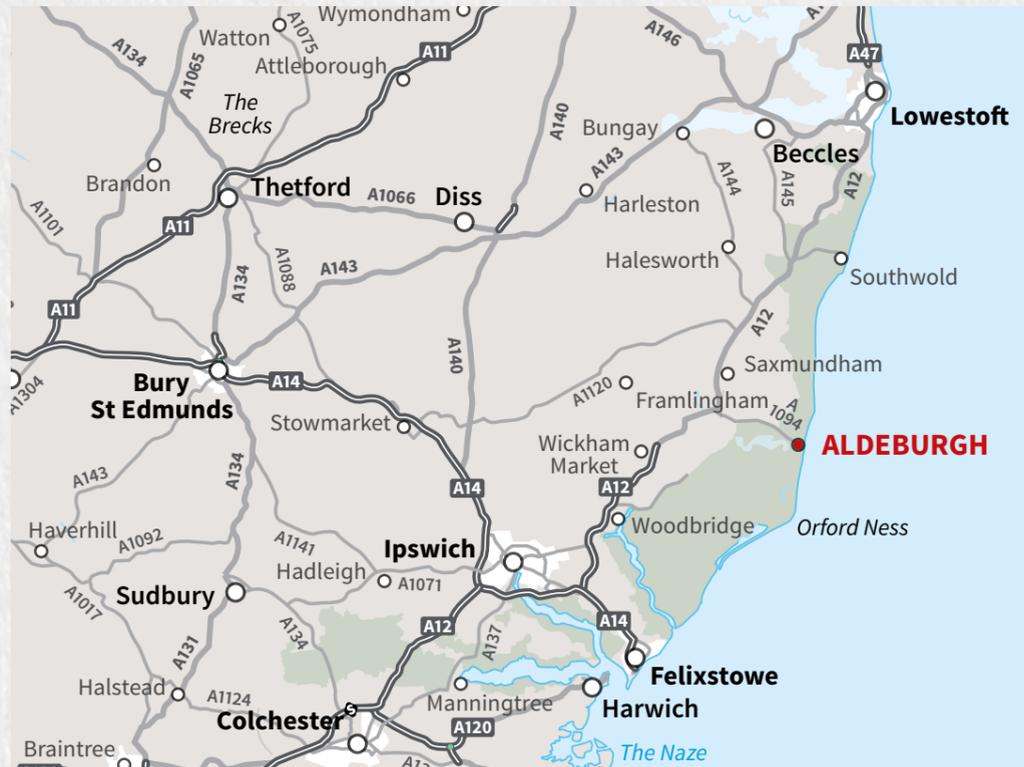
In Aldeburgh and only a short walk away are a range of pubs and the popular The Suffolk and Brudenell restaurants. In nearby towns are Watson and Walepole (Framlingham), The Unruly Pig (Bromeswell) and The Swan Hotel (Southwold). Aldeburgh is also home to Fishers Gin Distillery, offering tours and tastings from their seafront bar.

The town is situated within the Suffolk Heritage Coast, an area of outstanding natural beauty and is connected by a network of public footpaths. Sporting amenities nearby include one of the oldest maritime heathland Golf Courses, sailing at the Aldeburgh Yaght Club and water sports.

Aldeburgh is 8 miles away from the nearest station in Saxmundham, with services to Ipswich and London Liverpool Street. The A12 is a 15 minute drive, via Snape, which allows direct access to London or further up the coast towards Lowestoft and Norfolk.

Snape, home to the popular Snape Maltings which hosts the Aldeburgh Music Festival, and Woodbridge, the picturesque market town, are within a short drive and provide an array of services and activities. Orford, Southwold and Thorpeness are other seaside towns locally, with Thorpeness only being a 30 minute walk along the beach past the famous 'Scallop' statue.

There are numerous good schools in the area in both the public and private sector. Notably, Framlingham School, Thomas Mills High School, Woodbridge School, Farlingaye High School and St Felix School nearby. Further afield there is Ipswich School, Ipswich High School and Royal Hospital School.



**DISTANCES**

- Snape – 5.8 miles
- Saxmundham – 8 miles  
(1hr 53m to London Liverpool Street)
- Framlingham – 14 miles
- Woodbridge – 16.6 miles

(All distances and times are approximate)



### EDINBURGH HOUSE

Situated in a desirable position on Crag Path, along from the RNLI lifeboat station, the Victorian seaside house has been remodelled into a striking contemporary home. It is thought that Edinburgh House used to be a casino when the Duke of Edinburgh frequented Aldeburgh due to a passion for sailing, around the 1870s. There remains a photo of the Duke of Edinburgh in the house today. The house was also owned by the author Ruth Rendell, more commonly known as the 'Queen of Crime', whose books reflected her love and knowledge of Suffolk. 1994's 'No Night is Too Long' is said to be set partly in the house next door, called 'The Tall House' in the book.

Edinburgh House was designed by the award-winning London-based Azman Architects, renown for their contemporary designs and restoration of period properties. The renovations were completed in 2012 and now feature handmade Moroccan tiles across the open plan ground floor, which is flooded with natural light and has enhanced views of the sea and coastline. The new roof light above the statement staircase provides more natural lighting to the hallway as well as the large bay windows and mint green and blue theme throughout, connecting the house to the surroundings.



CRAGS PATH • ALDEBURGH • SUFFOLK

CRAGS PATH • ALDEBURGH • SUFFOLK



The ground floor is a bright open plan design with only a row of subtle thin pillars sectioning off the kitchen dining room and living area. On the first floor there are five bedrooms and a family bathroom. Two of the bedrooms have en-suite bathrooms and benefit from incredible sea views, which are also enjoyed from the bathrooms as well.

The garage has recently been converted to an annexe over two floors, with a kitchenette, sitting room, double bed and shower room.

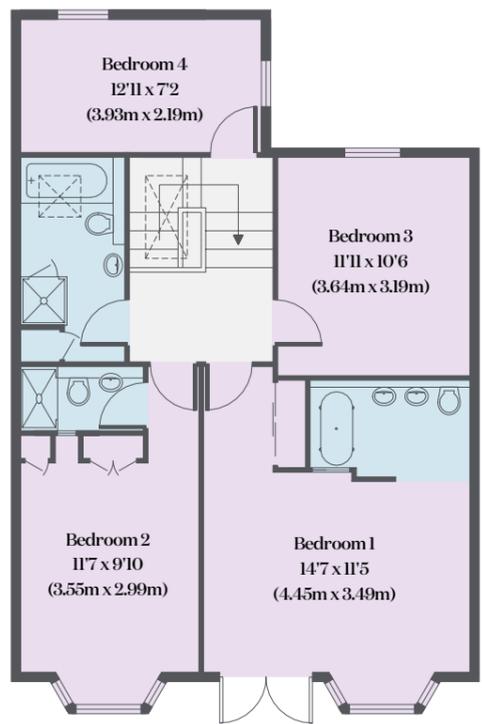
The courtyard to the front of the house is framed and sheltered by shrubs and provides a sun trap for alfresco dining.







GROUND FLOOR



FIRST FLOOR

Approx. Gross Internal Floor Area  
1972 Sq ft / 184 Sq M





## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

The property is offered for sale freehold with vacant possession by private treaty.

### Easements, Wayleaves and Rights of Way

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is a right of way through the courtyard to the rear of the property, providing access to the annexe and back door.

### Services

Mains water, electricity and drainage with gas heating.

### Fixtures and Fittings

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items.

### EPC Ratings

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agent.

### VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

### Viewings

All viewings are strictly by appointment with the Vendor's agent.

### Property Information

**Local Authority:** East Suffolk Council

**Council Tax:** Band G

**EPC Rating:** C

**Postcode:** IP15 5BP

**What3words:** Flinches.declines.speaks

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2023. Photographs and videos dated September 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)

