

THE MODERN HOUSE



Aldeburgh, Suffolk
Sold

Crag Path

Occupying an enviable position in the middle of Aldeburgh town centre, overlooking the beach, this superb four-bedroom house has been subject to an impressive remodelling. Creatively conceived in an inverted plan layout to exploit uninterrupted elevated sea views, this larch-clad house has been renovated with meticulous attention to detail. The many bay windows invite in a glorious quality of light and frame vistas onto the private garden and sweeping Suffolk coastal landscape beyond. The house has an on-site garage with independent studio space.

The Tour

The house sits on Crag Path, a wonderfully colourful panoply of seaside houses. A traditional brick and pebble wall shields its charming sunken garden, which has been carefully planted with fragrant roses and hued climbing lace hydrangea. The house is set back from the street, engendering an atmosphere of seclusion and privacy.

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A silver-coloured gate opens to reveal an impressive Siberian larch-clad building. The wood has been treated to ensure it weathers to a greying colour over time. A handsome original red-brick path paves the way to the panelled half-glazed front door, which opens into a generous hallway.

The house presents a masterclass in a perfectly considered modern way of coastal living. The interiors artfully combine a pared-back, understated material palette with soft grey walls, and every detail is fine-tuned and impeccably realised. Rooms are intelligently positioned to offer space for entertaining as well as private sanctuary without compromising the mesmerising surrounding panoramas seen through the windows.

A crafted, bespoke staircase ascends from the ground floor entrance to the beautifully appointed sociable living areas on the upper level. Designed with versatility in mind, the two main rooms are delineated by a Crittall-style glazed screen, creating an effortless sense of flow.

Centrally positioned, the current living area has lofty pitched ceilings with exposed sections of trusses and metal tie rods harking to the building's origins. Painterly Suffolk light floods in through every aspect, illuminating the smart combination of wide hand-stained maple boards, planar plastered walls and a long, raised polished concrete hearth, with depth of shade and tone. A wood-burning Stovax studio stove with an exposed and blackened flue creates a warming spot to gather in winter months.

At one end, adjoining with seamless fluidity is the beautifully designed open-plan kitchen and dining room finished with flawless attention to detail. This is a brilliantly light space, with double-aspect bay windows overlooking clear and far-reaching sea views and townscapes. White carrara belenco quartz work surfaces sit atop locally sourced hand-crafted cabinetry, painted a pale dove grey, neatly housing appliances and pantry storage and continuing the pleasing textural tension. A central island is a useful focal point for the daily routines of family life. It is ideally suited to laid-back entertaining, and doubles as a dining table that comfortably sits eight people.

At the opposite end of the first-floor plan, there is a snug. Currently used as a quiet haven for reading and watching movies, the room would adapt well to an additional double bedroom; it has a handy en suite shower room tucked into the corner.



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The ground floor is home to three double bedrooms. The main bedroom lies at the front of the plan and is flooded with light care of the two large bay windows. Sitting adjacent, overlooking the garden, is a tranquil generous study area. One wall is lined in minimally detailed floor-to-ceiling wardrobes, creating plenty of storage, and concealing a jib door that opens to a beautifully detailed en suite bathroom. With an impressive bateau bath, the room is finished in a pared-back monochrome palette; sanitary fittings are white, and faucets are black. Storage takes the form of bespoke mirror wall cabinetry.

Two further generous bedrooms occupy the other corner of the plan and feel equally peaceful. One has a bay windows and views directly onto the garden, the other a sash window with a sea view. Positioned alongside is a family shower room, with a material and colour palette that mirrors the main bedroom's en suite. Completing the ground floor layout, are large cupboards tucked neatly under the stairs.

The house is fitted with a Salus smart technology system, operating its mechanical and electrical systems. There is underfloor heating throughout, and a generous cellar is accessed via hatch under the northern part of the garden.

Outdoor Space

The attractively planted front courtyard garden welcomes visitors to the house. Laid out in paved paths and stone terracing, the central sunken patio is encircled by low walls, beds of lovingly tended roses bushes, hued tamarisk shrubs and fragrant lilies. This provides a sheltered spot to enjoy alfresco dining in summer and is a haven for local birds, butterflies and bees. Adjacent, boundary walls are softened with more roses, creating a multi-coloured backdrop.

A further terrace opens directly from the south-facing main bedroom bay and is a veritable suntrap. Sitting at the side of the house, this is the perfect place to relax and enjoy a morning coffee or evening sundowner.

A garage is set in the corner of the plot with a door that opens directly to King Street, giving rare secure town-centre parking. At one end is an independently accessed studio, with a picture window framing attractive garden views.

The Area

Aldeburgh is renowned as one of Suffolk's most attractive coastal towns, with a broad selection of independent shops, cafes and restaurants lining the high street. Artisan bakers, The Two Magpies, has a lovely coffee shop, and Slaughden Wines has a substantial selection of vintage Bordeaux and burgundies. Slate Cheese and Aldeburgh Market Deli & Kitchen both have an extensive range of seasonal fare and delicatessen.

Dogs are welcome at The Cross Keys, a welcoming pub with a selection of locally brewed Adnams craft beers, and The Lighthouse, a renowned town restaurant that focuses on regional produce.

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There is an independently run cinema, which is the UK's oldest privately operated movie theatre. Snape Maltings, the home of the internationally renowned Aldeburgh Music Festival, is around five miles away.

In addition to its proximity to the town and seafront, the house is a short walk away from the River Alde at Brick Dock and is well placed for walks along the old railway track to Thorpeness. Sailing facilities and a golf course are also within easy reach, and Aldeburgh Tennis Club has four championship standard courts. Thorpeness Meare boating lake and inset islands are a short stroll from Aldeburgh Beach. The RSPB Minsmere reserve is nearby, an idyllic place to walk and spot an impressive array of birds.

The picturesque market town of Woodbridge, which has an excellent variety of eateries and an independent cinema, is around a 30-minute drive to the west, with the popular Suffolk towns of Orford and Southwold also nearby.

For rail connections to London, Saxmundham railway station is approximately 15 minutes away by car, with direct services to Liverpool Street in a little over two hours. Norwich and Stanstead Airports are each about 70 minutes by car. Norwich Airport has scheduled KLM flights with KLM to Amsterdam's Schiphol International Hub.

Council Tax Band: G

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.