



POTASH FARM, FINGAL STREET, WORLINGWORTH, SUFFOLK

A "Chocolate Box" Grade II Listed thatched FOUR BEDROOM DETACHED HOUSE with SEPARATE TWO BEDROOM DETACHED ANNEXE ** TWO CARTLODGES ** GARAGE. ** LARGE WORKSHOP ** FURTHER OUTBUILDINGS ** in approx 0.75 of an acre (sts). A MUST SEE PROPERTY

LOCATION Potash Farm is tucked down a quiet lane with stunning views yet accessible to the village of Worlingworth which has a primary school with Outstanding Ofsted results and also benefits from a community centre which hosts regular events. Further facilities are available in Stradbroke which is four miles away and benefits from a swimming pool, gym, three public houses, a local shop, library, bakers and medical centre. Stradbroke also benefits from a High School. The market town of Framlingham is approximately seven miles away, as is the market town of Eye, and is particularly well known for its twelfth century castle (Castle on the Hill) and church. The market square is surrounded by interesting shops and a variety of restaurants, it is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. Framlingham provides an excellent range of independent shops, restaurants, public houses, doctor's surgery etc. There are excellent schools in both the private and public sectors. Mainline trains run regularly direct from Norwich to London from Diss train station (approx 25 minutes away).



GUIDE PRICE: £900,000

- *Reception Hall
- *Sitting Room and Dining Room
- *Kitchen/Breakfast/Family Room
- *Utility Room and Pantry
- *Study/Bedroom 4 and Large Shower Room
- *Three Bedrooms and Bathroom
- *Two Bedroom Detached Annexe
- *Garaging, Workshop
- *Further Outbuildings
- *All in three quarters of an acre (sts)

POTASH FARM - INTERIOR Potash Farm dates back to the 15th Century with 17th and 21st Century additions. From the Oak Porch, through the Entrance Door you are welcomed into a large Reception Hall with a brick built fireplace with bressumer beam over and brick hearth. To the right of this is a deep cloakroom cupboard, perfect for coats and boots. To the left of the Reception Hall is the Sitting Room which has lovely beams and has a window overlooking the front and double doors leading out to the rear garden. There is a multi fuel burner sitting in a brick, deep fireplace on quarry tiles with a beam over. To the right of the Reception Hall is a corridor leading to the Dining Room which is dual aspect and has an open fireplace with a cupboard to the right in the recess, again with beams and stud work. A door leads from both the Dining Room and Family Room into the most stunning, recently added, Oak framed Kitchen with a large apex window and vaulted ceiling. There is a range of French grey wall and base units and solid wood worktops over, ceramic sink, integrated dishwasher and a fabulous island in wild berry with granite over which has seating for four. There is space for a large Range cooker and tall fridge. There are not enough words to describe this area of this beautiful property. The whole of the new extension incorporating the Family Room, Utility, Downstairs Shower Room has zoned underfloor heating. Bedroom 4 (currently used as a Study) has double doors leading out to the rear garden and has a deep wardrobe cupboard. The Shower Room is of a generous nature having a large corner shower cubide, bidet, close coupled wc with a high beamed and tiled shelf over and wash hand basin in a vanity unit with deep drawers and a window overlooking the front. From the Reception Hall is a door with stairs rising to the first floor. To the left is Bedroom 2, a double, which has stud work, beams and amazing floorboards and is dual aspect. Bedroom 3 is again beamed and is a good single. There is a small lobby leading through into the large Bathroom with a deep, double, bath with central mixer taps, wc and a contemporary sink on a vanity unit with open shelves. Again this room is dual aspect. A small lobby leads from the Bathroom leads into the Main Bedroom featuring stud work and beams and which has bespoke, built in wardrobes and a further deep wardrobe cupboard. This completes the accomodation of this amazing property which has too many features to mention - just come and view and see for yourself the quality of this idyllic property.

POTASH FARM - EXTERIOR Through a five bar gate you drive into the property with lawned areas to both sides, having various fruit trees and in front of you is Potash Farm and to the left is the separate, detached annexe. There are two cart lodges with a large, vaulted, workshop in the middle. There is a further garage attached to the annexe along with parking for numerous vehicles. The rear garden has a patio which can be accessed via double doors from the Sitting Room and Family Room and from a stable door from the Kitchen. The rear garden is mainly laid to lawn, with a pond, further seating area under a pergola with an established grape vine. There are three separate stores, once upon a time they were piggeries, which could also be converted if required (stpp). Behind the stores is a large shed which is included and three vegetable raised beds.



POTASH FARM - DETACHED ANNEXE The Annexe has an Entrance Hall and to the left is the Main bedroom with a window overlooking field views as does Bedroom 2. To the right is the Sitting Room which is light and airy being dual aspect and a step down leads you into the spacious Kitchen/Dining Room. There is space for entertaining, a stable door and is dual aspect. There is a range of cream wall and base units, space for a washing machine, built in stainless steel sink and drainer, space for a fridge and a further appliance and oven. A small lobby off the Sitting Room has two cupboards one housing the electric boiler which supplies the radiators and a further storage cupboard. The Bathroom, leads off the lobby, comprises a white suite with bath with mixer tap, wc, wash hand basin and a separate walk in shower cubicle with gravity fed shower. The Annexe also benefits from a garage.

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY Mid Suffolk

Tax Band: E

EPC: Exempt

Postcode: IP13

SERVICES Potash Farm has oil fired central heating, underfloor heating to the new extension, multi fuel burner in the Sitting Room and open fireplace to the Dining Room, Private treatment plant, mains water and electricity and has a new consumer box in the Pantry. The Annexe has an electric boiler servicing all radiators and shares the private drainage to the Farm.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.





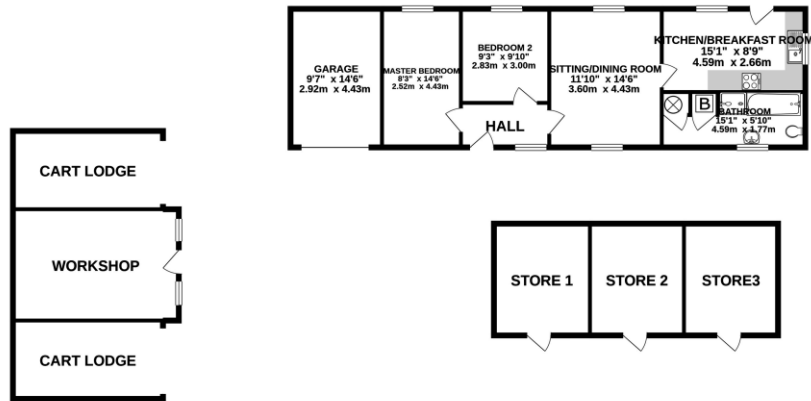
Annexe



Annexe Sitting Room

GROUND FLOOR 1595 sq.ft. (148.2 sq.m.) approx.

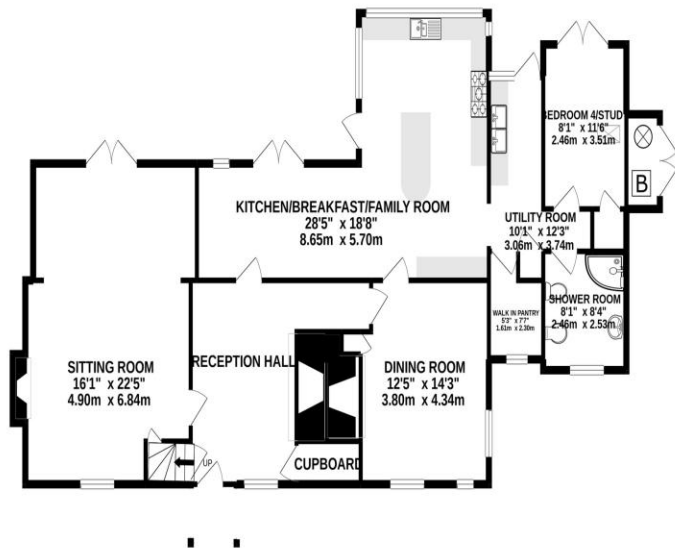
Annexe Floor plan



TOTAL FLOOR AREA : 1595 sq.ft. (148.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

GROUND FLOOR 1416 sq.ft. (131.5 sq.m.) approx.

1ST FLOOR 611 sq.ft. (56.7 sq.m.) approx.



Potash Farm Floor plan

TOTAL FLOOR AREA : 2026 sq.ft. (188.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

