



Castle Street, Framlingham, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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An amazing Grade II listed 17<sup>th</sup> century character property (with later additions) in Castle St with the most stunning views of Framlingham Castle at the rear.

**LOCATION** The property is within walking distance of the Market Hill in Framlingham, which is well known for its twelfth century castle and church. The Market Hill is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.

**GUIDE PRICE £325,000**

- Grade II Listed property in need of refurbishment
- Sitting Room with Snug area
- Kitchen/Dining Room
- Utility Room and Cloakroom
- Two Bedrooms & Bathroom
- Two further bedrooms off separate staircases
- Sunken Garden
- STUNNING CASTLE VIEWS





**CASTLE STREET - INTERIOR** There is a large Entrance Hall with a recess and bookshelves and a deep inset arched shelving unit with cupboard underneath. To the left is the Sitting Room which has a brick insert and hearth with a gas coal effect fire. There are built in bookshelves and the room is light and airy having a window and full height glazed window to the front. An open timber stud wall to one side has an opening to a small snug area with a window overlooking the side garden and castle beyond. A couple of steps lead down into the Kitchen/Dining Room. A pantry is to the right and beyond that is a breakfast bar with a pine cabinet above and a space for a fridge freezer. Further space for a cooker and further pine wall and base units with laminate over, stainless steel sink and taps with separate drinking tap and a window overlooking the side. The Dining Room has plenty of space for entertaining and you can see the castellations of the castle. Off the Entrance Hall is a utility lobby which has a space for hanging coats and a deep storage cupboard and a further shelved cupboard. Down a couple of steps leads to the Utility Room which has space for a washing machine and stacked tumble dryer and there are two further shelved cupboards. The downstairs cloakroom has a wash hand basin and a wc with opaque window over. The cloakroom also houses the gas combi boiler. A door leads out into the courtyard garden. Up a winding staircase leads to a spacious landing with built in bookshelves and a small cupboard. To the right is a Bedroom (once the bathroom) but was converted as it has glorious views of the Framlingham Castle and benefits from a hanging wardrobe cupboard. Opposite is the Family Bathroom which has is of a generous nature and because it was swapped it has a macerator wc, wash hand basin and walk in shower, window overlooking the front and a deep cupboard. Up a further staircase leads to another bedroom with a window to the side and built in cupboards with hanging space and shelving. Off the main landing takes you to a small landing with a window with amazing views of the Castle again and could be made into a small study area. A bedroom to the right has a window overlooking the Street and has built in cupboards and a dressing table. Up a steep staircase leads to a single bedroom with stud work and a leaded window to the side. This completes this characterful property in the heart of Framlingham and is a MUST SEE as it will not be on the market for long.



**CASTLE STREET - EXTERIOR** You can gain access to the pretty sunken courtyard garden through either the Utility Room or the Dining Room. The garden is lovely with seating areas and there are raised beds are full of shrubs and plants.

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

**LOCAL AUTHORITY** East Suffolk    **Tax Band D**    **EPC Exempt**    **Postcode** IP13 9BP

**SERVICES** Gas Fired central heating, mains drains, water and electricity, gas fired coal fire in the Sitting Room.

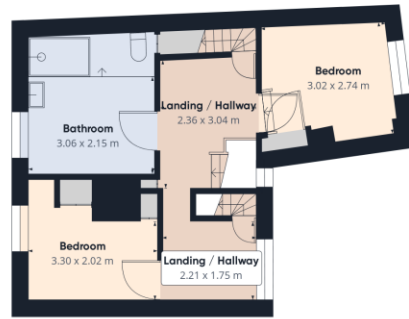
**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**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. Please note, there is a small flying freehold with No.9 Castle Street.

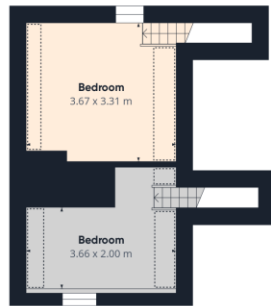




Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
116.54 m<sup>2</sup>

Reduced headroom  
4.27 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

### Huntingfield Estates

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