



Homelea, Framlingham, Suffolk



**A stunning 1823 cottage conversion to a large, FOUR DOUBLE BEDROOM, substantial property sitting on just under half an acre in a quiet lane in Framlingham with field views**

**LOCATION** The property is within walking distance of the Market Square in Framlingham but is down a quiet lane. The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill and 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: £875,000**

- Entrance Hall & Cloakroom
- Sitting Room
- Study
- Snug/Bedroom 4
- Capacious Kitchen/Dining & Family Room
- Three Large Double Bedrooms
- Family Bathroom & Separate Shower Room
- Parking for numerous vehicles
- Half an acre plot (sts)
- NO ONWARD CHAIN





**HOMELEA – INTERIOR** A welcoming solid Oak Porch with solid Oak Entrance Door welcomes you into the property wherein you step into a large Entrance Hall with space for shoes and coats and there is a large understairs storage cupboard. To the right is an opening into the old part of the property dating back to around 1823 and is currently used as a study with a window to the side and a brick fireplace with oak beam over and then through to the Sitting Room which is light and airy and has a wood burner in a brick-built fireplace with oak beam above. Off to the left of the Entrance Hall is a downstairs cloakroom which has a wc and wash hand basin with washstand. Bedroom 4/Snug has a window overlooking the front. To the rear of the property is a large new extension incorporating a Utility Room with a range of floor to ceiling cupboards, butler sink, further built in cupboard with water softener and shelving, space for a washing machine, tumble dryer and further appliance and a glazed door leading out to the side. The "Wow" factor is a large open plan Family/Dining/Kitchen with three sliding doors opening the room up onto the patio and garden beyond. There is a spacious seating and dining area with a single glazed door leading out to the side garden. The Kitchen has a range of deep blue wall and base units with quartz worktops over, double butler sink with mixer tap and window overlooking the rear garden, integrated dishwasher, space for American Fridge/Freezer, space for Rangemaster cooker with extractor over, further microwave/oven in large Island Unit with breakfast bar for four people, three roof lights, Amtico flooring throughout the whole area. Upstairs the landing has a window on the staircase and up a step to the Main Bedroom is dual aspect with field views to the front and there are two further large double bedrooms, one of which could be converted back to two if required and both these are also dual aspect. There is a shower room with large walk-in shower cubicle with an overhead and handheld shower, wc and wash hand basin in a vanity unit. There is a separate Family Bathroom with panelling to one wall which has a mirror above and a roll top bath with claw feet, telephone mixer tap, wc and wash hand basin in a vanity unit. This completes the accommodation and would suit a variety of purchasers.



**HOMELEA - EXTERIOR** To the left of the property is plenty of space for parking and you could build a carport or garage and there is the facility for light, power and water if required. A gate leads to the rear garden and you can also access from the other side of the property where there is a large insulated and double glazed outbuilding, perfect home office. A gate leads through to the rear garden from this side too where there is a large York stone patio area, steps up to a large garden with a summerhouse foundation to the left with light, water and electricity to be connected if required. At the top of the garden is an insulated treehouse with double glazing and a shed beneath. The current owner purchased further land to make this plot half an acre in total (sts).

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

#### **LOCAL AUTHORITY - East Suffolk**

**Tax Band:** F

**EPC:** tbc

**Postcode:** IP13 9RF

**SERVICES** Underfloor heating throughout downstairs and all heating serviced through an air source heat pump, mains drains, water and electricity, There is a multi-fuel burner in the Sitting Room and fully air ventilation system for clean air.

**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 the current owner purchased a side garden which could be split off and built on but there is an overage of 11 years still remaining. This is of course irrelevant if you just wish for a large garden.







Ground Floor



Floor 1



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



(1) Excluding balconies and terraces

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.

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