



Grove Farm, Cretingham, Suffolk



Huntingfield
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FRAMLINGHAM

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Grove Farm

Cretingham | Suffolk |

Guide Price £925,000

A Grade II Listed 18th Century property on the edge of Cretingham Golf course set in lovely surroundings of approx. 2 acres (sts)

LOCATION Cretingham is a lovely village which benefits from The Cretingham Bell public house and a private rewilding site called Wildland which is over a 122 acre site with its hundreds of mature trees, hedges, flowers, plants, shrubs and wildlife. It is four miles west from the market town of Framlingham which 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. and eight miles northwest from Woodbridge where there is a train station to London Liverpool Street, via Ipswich, taking approximately an hour and a half.





GROVES FARM INTERIOR

Double doors with windows to either side leads you into the spacious Entrance Hall with quarry tiled flooring, storage cupboards perfect for coats and shoes, to the right and down a couple of steps leads into the capacious Drawing Room. This is triple aspect with double doors overlooking the pond and with a southerly aspect and bifold doors overlooking to the west aspect and the garden beyond. There is underfloor heating throughout the property with a back boiler to the Wood Burner in a brick fireplace with bressummer beam over, solid oak flooring. To the right of the fireplace are a couple of steps up into a lobby with a window to the side and a contemporary upright radiator. Up a step into the fabulous kitchen which has a range of cream wall and base bespoke units, solid wood worktops over, double butler sink with mixer taps over, integrated dishwasher, range cooker, space for American Fridge Freezer. Island with further cupboards under and space for two breakfast stools. There are two sets of double doors overlooking the well-stocked garden and large pond beyond. There is a further single door leading out to a south facing patio area. Off the Entrance Hall are double doors leading into a Dining Room which has a brick-built fireplace with bressummer beam over, wood burner and original bread oven, oak flooring, two windows overlooking the side and a door leading to a large deep pantry style cupboard with shelving. A couple of steps up lead into a study/Bedroom 5. It has two windows and a door to a large storage cupboard and a door to the boiler room which has the oil-fired central heating boiler, a window to the side and more storage. Off the Study is a Utility Area/Entrance Lobby with cupboards, space for washing machine and a door into a spacious wet room with wc, wash hand basin and shower. This whole area would make a great bedsit annexe for a grandparent or teenager as the Entrance Lobby has separate doors into it giving extra privacy.

There are two staircases leading up to the bedrooms. To the right is the Principal Suite which has a range of floor to ceiling wardrobes and then into the Principal Bedroom which is triple aspect with double doors out to a balcony overlooking the west facing garden and front windows overlooking the stunning gardens and pond beyond. This bedroom is spacious enough to have a seating area too. The En Suite Bathroom has a bath with taps over, wc, wash hand basin in a vanity unit, opaque window to the side, heated towel rail, large walk-in shower cubicle with gravity fed shower over with overhead shower and handheld shower.

Up the second open tread staircase with a window to the side is a generous landing with stud work to the walls and to the left is Bedroom 3 which has a window to the side, shelved unit and a door leading through to an En Suite Bathroom comprising bath with telephone mixer tap over, wash hand basin, wc and a cupboard with shelving. Off the landing is Bedroom 4 which has a window to the side and a shelved cupboard. To the right of the landing is a Jack and Jill Shower Room with large walk-in shower cubicle, tucked away wc, two wash hand basins in a vanity unit and a fireplace with a cast iron grate and wooden surround. A further door leads into Bedroom 4 which has stunning views over the garden and pond, is dual aspect and has a built-in wardrobe behind very old oak doors plus a range of floor to ceiling storage cupboards. Please note there is a flying freehold on this property, please enquire for further details.



GROVE FARM EXTERIOR

There is a drive with Kingfishers Golf club which splits off to the left and is shared with Grove Farm and its neighbour and then splits again at the top turning into a driveway with parking for numerous cars. There is plenty of space, where there are currently outbuildings to build a large cartlodge/garage if required and subject to planning. There are steps leading down to a patio area overlooking the garden to the west which wraps around to the front of the property to the south side which overlooks the large ornamental lily pond, with a plethora of fish and across to the other side where there is further seating areas looking back over the pond and property. There is a grape vine over the front of the house giving an abundance of grapes. The gardens have a wealth of flower beds which are packed with plants, shrubs, perennials, oak trees, weeping willows, further trees etc. There are several seating areas and there is also a redundant grass tennis court, now used for playing bowls. A wooden shepherd type hut sits overlooking the bowls green. The land in total extends to approx 2 acres (sts).

TENURE

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

LOCAL AUTHORITY

East Suffolk Tax Band: E EPC: Exempt Postcode: IP13 7BA

SERVICES

Mains electricity, Private drainage (shared costs with next door neighbour), Water is payable to the Kingfishers Golf Club as they pay for all the water and charge Grove Farm approx 10% of the bill. Oil fired central heating, solar panels, UPVC double glazed throughout, Multi Fuel with back boiler to Sitting Room which serves underfloor heating throughout the house.

FIXTURES & 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.





Ground Floor



Approximate total area⁽¹⁾
176.82 m²

(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.

GIRAFFE 360



Floor 1



Approximate total area⁽¹⁾
123.10 m²

Reduced headroom
4.01 m²

(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.

GIRAFFE 360

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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