



Walnut Cottage, Framlingham, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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**Walnut Cottage is a deceptively spacious property having THREE/FOUR RECEPTION ROOMS AND THREE/FOUR BEDROOMS and lends itself to having a downstairs small annexe with own entrance \*\*GARDENS TO FRONT AND REAR \*\* OFF ROAD PARKING \*\* NOT LISTED \*\***

**LOCATION** Walnut Cottage is on the edge of Framlingham yet within easy walking distance of the renowned Thomas Mills School and to Framlingham Market Square. 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.

**OFFERS IN THE REGION OF: £450,000**



- Entrance Hall/Study
- Sitting Room and Dining Room
- Snug/Bedroom 4
- Downstairs Shower Room
- Kitchen/Breakfast Room
- Main Bedroom
- 2 Further Double Bedrooms
- Fabulous Family Bathroom
- Garden to front and Rear
- Parking for 2 Vehicles

**WALNUT COTTAGE - INTERIOR** Walnut Cottage has a low Entrance Door leading into a light hall/study with a window to the side and quarry tiles to the floor. To the right is the Sitting Room with painted beams, window overlooking the enclosed front garden, deep fireplace with brick hearth and inset wood burner, door leads into the Snug which has a window overlooking the front and benefits from having a side, glazed door. There is a fireplace with inset cast iron grate (this is currently blocked). A step-down leads into Bedroom 4 which is has triple aspect to the side and rear garden and door from here leads into the downstairs "Jack and Jill " shower room with shower cubicle with electric shower, wc and wash hand basin with opaque window above. There is a deep recess with space for a washing machine with shelves above and further door leading round into the Dining Room. This area would make a fantastic ground floor annexe with its own sitting room with fireplace and entrance door, bedroom and shower room which could be separated from the remainder of the house if required. The Dining Room is also accessible from the Entrance Hall and has a quarry tiled floor, window to the side and double doors leading out to the patio and rear garden beyond. The Kitchen/Breakfast Room is off to the left of the Dining Room, again with a quarry tiled floor, is dual aspect and has a range of cream base units with solid wood worktops, an island with a breakfast bar, space for a tall fridge/freezer, dishwasher, butler sink with taps over, deep fireplace recess has a large Rangemaster electric cooker which is being sold with the property. There is a door leading out to the rear garden. Off the Dining Room to the right are stairs rising to the landing, which has a window, and the Main Bedroom has a window overlooking the front garden with field views beyond and a deep recess wardrobe area with hanging rails. There are two further double bedrooms, one with lovely stud work. The Family Bathroom is of a very generous nature and has a large walk in shower cubicle, roll top bath with mixer taps over, wc and wash hand basin. There is a window to the side and there is also a deep airing cupboard which is partly shelved. This completes the accommodation which would suit a variety of purchasers.



**WALNUT COTTAGE - EXTERIOR** At the front of the property there is new fencing all the way round giving total privacy with a high gate giving access to the large front garden which is mainly laid to lawn. Outside electric sockets on both house and fence. You can walk round both sides of the cottage to the rear garden which is, again mainly laid to lawn, with a patio area but Walnut Cottage benefits from a sunny garden all day. Steps lead down to the back door and double doors to the Dining Room. There is parking at the rear of the property.

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

**LOCAL AUTHORITY** East Suffolk

**Tax Band:** TBC

**EPC:** F

**Postcode:** IP13 9RF

**SERVICES** Oil fired central heating, mains drains, water and electricity, wood burner to Sitting Room, fireplace (currently closed in Snug).

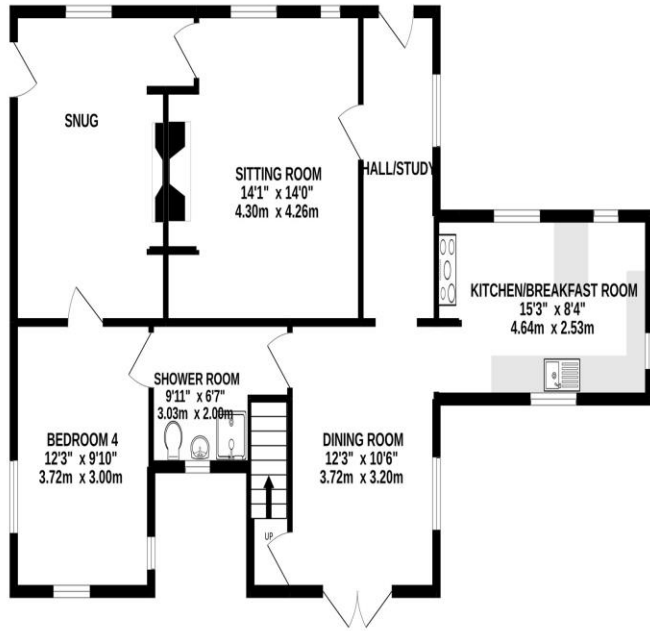
**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**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.

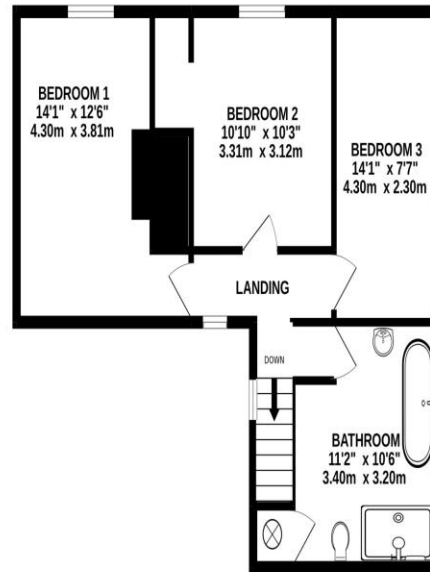




GROUND FLOOR  
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR  
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.9 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.  
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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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