



Garden House Farm, Middleton, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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**A spacious Suffolk Longhouse with great accommodation and large Barn/Workshop GENEROUS PLOT OF APPROX HALF AN ACRE (STS) AND PARKING**

Garden House Farm is located in Middleton where there is a great public house called "The Bell" and there is a very nice primary school run by the same people running the academy in Yoxford. Also close by is Yoxford which is known as "The Garden of Suffolk" and in the 19th Century was a coaching post on the London Turnpike. Yoxford has an excellent primary school, and the established Horners general store, antique shops and active village Hall. Yoxford lies just off the A12 giving excellent road links Aldeburgh, Southwold and Framlingham. The nearby railway station at Darsham lying on the East Suffolk line gives regular services to Ipswich and London Liverpool Street. Leiston is some five miles away to the north which has a larger range of shops, restaurants, supermarkets, doctors etc.

**GUIDE PRICE: £750,000**

- Utility/Boot Room
- Large Kitchen/Dining Room
- Three Reception Rooms
- Downstairs Cloakroom
- Principal Bedroom with En Suite
- Three further bedrooms
- Attic Bedroom
- Attic Playroom
- Cellar
- Generous Barn/Kennels
- Large Garden approx. 0.5 acre (sts) & Parking

**GARDEN HOUSE FARM - INTERIOR** A new stable door welcomes you into a large Utility/Boot Room with plenty of space for shoes and coats and there is butler sink sitting in the worktop with space beneath for a washing machine, contemporary radiator, new boiler and a door leads into the cloakroom comprising wc and wash hand basin with window above. A further door leads into the generous Kitchen/Dining Room which has plenty of space for entertaining and also incorporates a small area for a sofa with built in cupboards and shelves in the recess. The Kitchen area has bespoke handmade base units with solid wood and slate work tops, electric AGA plus space for summer oven, double butler sink and mixer taps, plate rack, built in pantry cupboard and the room is light and airy being triple aspect. There are stairs behind a door leading up to the first floor and beyond in the inner hallway there is a door leading down to a cellar with light and power. Further along the hallway is the Study which has two pine desks and two filing cabinets built in and has a window to the front. Beyond this is the Sitting Room which is a delightful room with a wood burner inset in a brick place and hearth. There are windows to two sides, one being an unusual bay window, and French doors leading out to the rear garden. A door leads into a further inner hallway which has a second staircase leading up to the first floor. There is a large snug with a wood burner sitting on a brick hearth, window overlooking the front and double doors leading out to the rear garden. Upstairs on the landing there are windows overlooking the front and an airing cupboard. The Main Bedroom is dual aspect and is a spacious double bedroom with a door leading to an En suite Shower Room with large shower cubicle, wc and wash hand basin. There are two further double bedroom and a single bedroom on the first floor all with lovely views. A Family Bathroom comprises a "P" shaped bath with shower over and shower screen to side, wc, wash hand basin. A further open staircase with an understairs shelved cupboard leads to an attic room which has space for a double bed and is light having a window and two Velux windows and there is a further area perfect for a desk or play area. Behind a door and up some very steep stairs leads to a further attic room which is used as a playroom and there is further storage in the attic too. This completes this spacious accommodation to suit a variety of purchasers.



**GARDEN HOUSE FARM - EXTERIOR** There is a shared driveway with Suffolk Stoves and then to the right is a five bar and pedestrian gate leading to parking for several vehicles. The plot extends to approx. half an acre and there is a large Barn/Workshop (currently used as Kennels). The remainder of the garden is mainly laid to lawn with plenty of trees for shade and there is a lovely gazebo and swing, patio area perfect for outside dining, raised vegetable plots in a picket fence area and a lovely entrance gate with a canopy over.

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

**LOCAL AUTHORITY** East Suffolk      **Tax Band:** E      **EPC:** TBC      **Postcode:** IP17 3LU

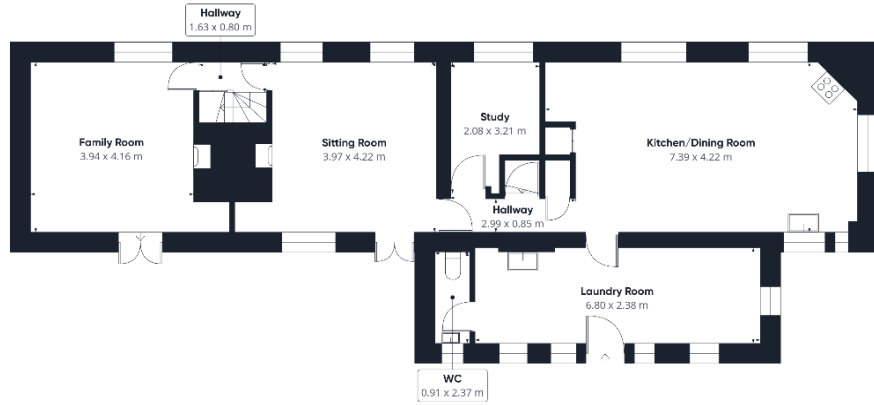
**SERVICES** Oil central heating, mains electricity, \*private drainage system and water (\*this is shared between two properties, Garden House Farm bills Suffolk Stove for their usage). Two wood burners and an electric AGA in the kitchen.

**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.





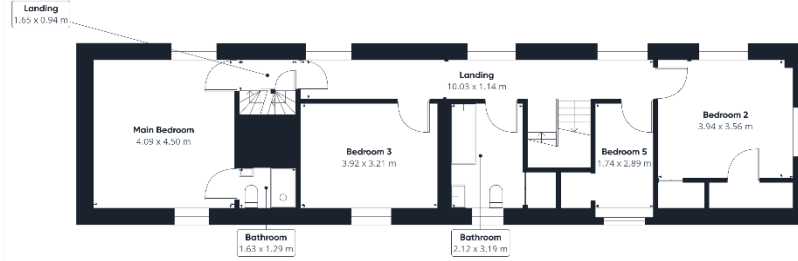


Approximate total area<sup>(1)</sup>  
97.78 m<sup>2</sup>

(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.

GRAFFI 360



Approximate total area<sup>(1)</sup>  
83.49 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.

GRAFFI 360



Approximate total area<sup>(1)</sup>  
12.01 m<sup>2</sup>  
Reduced headroom  
29.00 m<sup>2</sup>

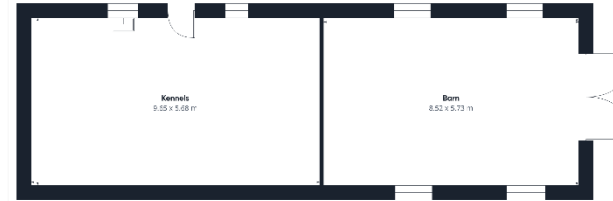
(1) Excluding balconies and terraces

(2) Reduced headroom  
29.00 m<sup>2</sup>

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

GRAFFI 360

Floor 2 - Building 1



Approximate total area<sup>(1)</sup>  
101.74 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.

GRAFFI 360

Building 2

**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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