



West Farm



Huntingfield
Estates
FRAMLINGHAM

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West Farm

Cransford | Woodbridge | Suffolk

Attention renovators and visionaries! This fixer-upper is a hidden gem waiting to be polished. With its charming period details and original character, this property offers a unique opportunity to restore its former glory. Don't miss your chance to create a true masterpiece that will stand the test of time of a late 16th, early 17th Century **GRADE II Listed SUFFOLK LONG HOUSE** which is timber framed and plastered with a plain tiled roof in Cransford comprising spacious accommodation all set in just under an acre (sts)

LOCATION West Farm is located in the sought after village of Cransford and has lovely countryside views all around. Framlingham is the closest market town and is just under three miles away. 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. Wickham Market train station is approximately 7 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 12 miles away.

GUIDE PRICE £495,000





INTERIOR

On entering the property there is a Suffolk pamment brick floor to the Entrance Lobby. To the right is currently a boot room but could be used as a fourth reception if required. It has a window to the side. To the right of the entrance is a newly refurbished shower room with large walk-in shower area with electric shower over, wc and wash hand basin with a window over. The Dining Room has lovely panelling to one wall and the opposite wall there is a brick-built fireplace with brick hearth housing a woodburner and to the left is a deep recess with beams and shelving. The room is beamed and also has stud work and there is a window to the front. To the left is a capacious Kitchen/Breakfast Room which has a range of solid oak wall and base units, with space for various appliances. There is an Aga and the room is filled with light being dual aspect and having a back door out to the side. A deep, beamed, opening leads into the Sitting Room which again is of very good proportions with a window overlooking the garden. A small door leads up the servant's stairs to the first floor. A lobby off the Dining Room has an oak door which leads out to the front and opposite is a staircase rising to the first floor. Ahead is the Drawing Room, again heavily beamed with an inglenook fireplace, bressumer beam over and deep recess to the left side. Up the Victorian stairs with arched ceiling onto a superb landing running the length of property, and at one end, the Main Bedroom is dual aspect beamed, with stud work and there is a large walk-in wardrobe. There are four further

double bedrooms on this floor all with lovely floorboards and a large Family Bathroom with a corner shower, separate bath, wc and wash hand basin and a shelved airing cupboard. On the top floor there are three large attic rooms which are interconnected and would make three further great bedrooms. This completes the property which has such huge potential to make into a stunning home.

EXTERIOR

There is a right of way over the beginning of the drive and then there are two gates giving access into the grounds of West Farm which run to approximately just under an acre (sts). If a cart lodge or garage are required then there is plenty of land, subject to planning, to build same. There is a side door where the original well is positioned with the original pump housed under an open porch and a door leads into the Kitchen. There are brick outbuildings with pantiled roofs for storage.



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

LOCAL AUTHORITY East Suffolk Council

Tax Band: G

EPC: EXEMPT

Postcode: IP13 9NZ

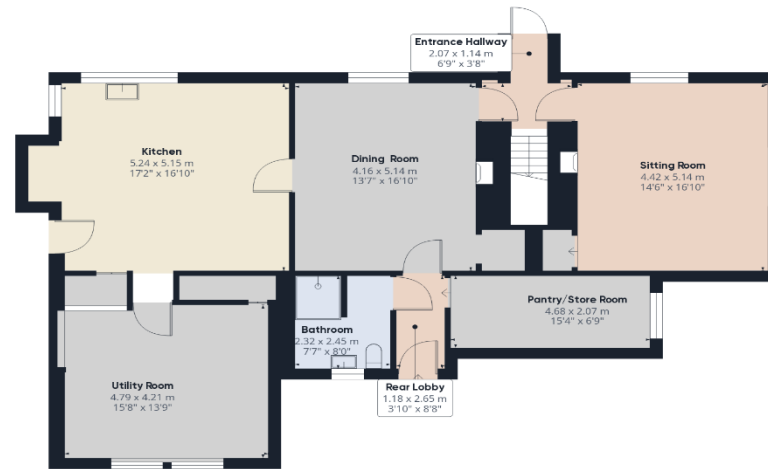
what3words: report/bluffing/landmark

SERVICES There are two wood burners, one to the Dining Room and one to the Drawing Room, private drainage, mains water and electricity.

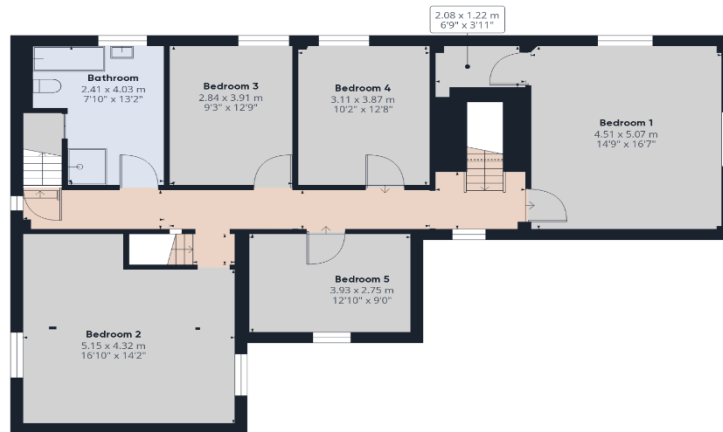
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

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



Floor 1



Floor 2

Approximate total area⁽¹⁾

293.71 m²
3161.47 ft²

Reduced headroom

25.28 m²
272.11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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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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