



Hill House & South Cottage, Market Hill, Framlingham

South Cottage





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Hill House & South Cottage

Market Hill | Framlingham | Suffolk

This is an amazing acquisition of the Grade II Listed, Hill House, one of the most prestigious buildings on the Market Hill and South Cottage sitting directly behind Hill House, which could (if required be knocked through) to make a vast property. Hill House currently has a small amount of commercial space on the ground floor however subject to change of use could be incorporated into making a stunning dwelling.

LOCATION The property overlooks the Market Hill in Framlingham. 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.



The Flat, Hill House





Hill House



HILL HOUSE - INTERIOR

Through a portico and down a couple of steps leads you into an Entrance Vestibule, currently with glass doors and panels, separating the commercial and living accommodation. A sash window overlooks the Market Hill. A door leads into a spacious Reception Room with a tiled fireplace (not currently in use) with deep recesses to either side one shelved and one shelved with a cupboard beneath, two secondary glazed sash windows overlook the Market Hill. A door leads into the rear lobby where there is a downstairs cloakroom comprising a vanity unit with sink above and through a further door to the wc. A curtained off area has a small kitchen area currently servicing the commercial aspect of the property and a rear door giving access to the patio and garden beyond. Off the rear lobby is a generous Reception Room with secondary glazed sash windows to the side and there is a shelved cupboard in one corner. Off the rear lobby is a further reception room having a bay window and small shelved cupboard. Upstairs there is a capacious Drawing/Dining Room with lovely views over the Market Hill and rooftops beyond. There are plantation shutters to the sash windows. A very deep, shelved cupboard sits to the right of the fireplace which has a cast iron surround and mantle. A rear lobby gives access to the left to a large Kitchen/Breakfast Room all with oak units to three sides, space for dishwasher and fridge/freezer, double stainless steel sink and drainer with mixer taps over, integrated washing machine and tumble dryer, electric oven, induction hob and extractor over, large seating area and double doors giving access to a sunny balcony with far reaching views of Framlingham and beyond and stairs leading down to the rear garden. Off the lobby to the rear is a very generous Principal Bedroom with sash windows overlooking the side and a small cupboard with hanging space. There is a family bathroom off the lobby with a large Velux window, bath with overhead rain shower and

handheld shower, shower screen to side, Burlington sink and close coupled wc. Further stairs rise up to the top floor, comprising of a double bedroom with a large walk in wardrobe. A window overlooks the front, and a door leads into a further bedroom (currently unused) with stunning floorboards and a window to the front. Beyond this room is a large attic leading into South Cottage (currently blocked).

HILL HOUSE - EXTERIOR

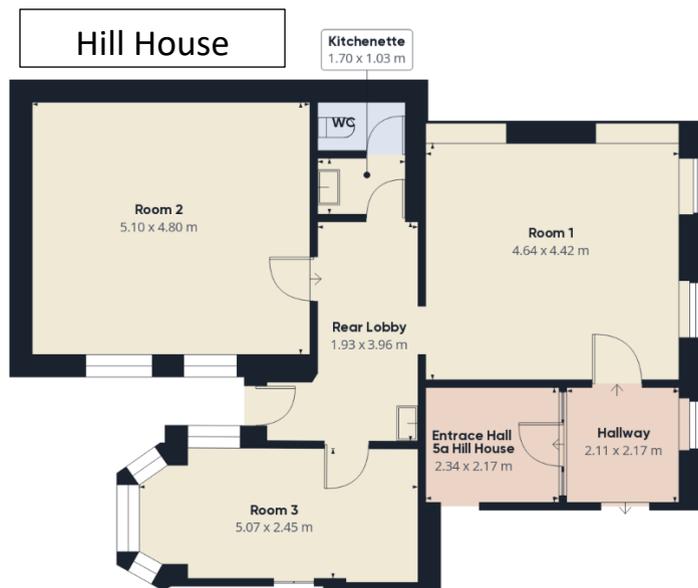
There is a patio area perfect for 'al fresco' dining with flower beds and a path leading down to the wrought iron gate, a lawned area and three sheds under a pantile roof for further storage.

SOUTH COTTAGE - INTERIOR

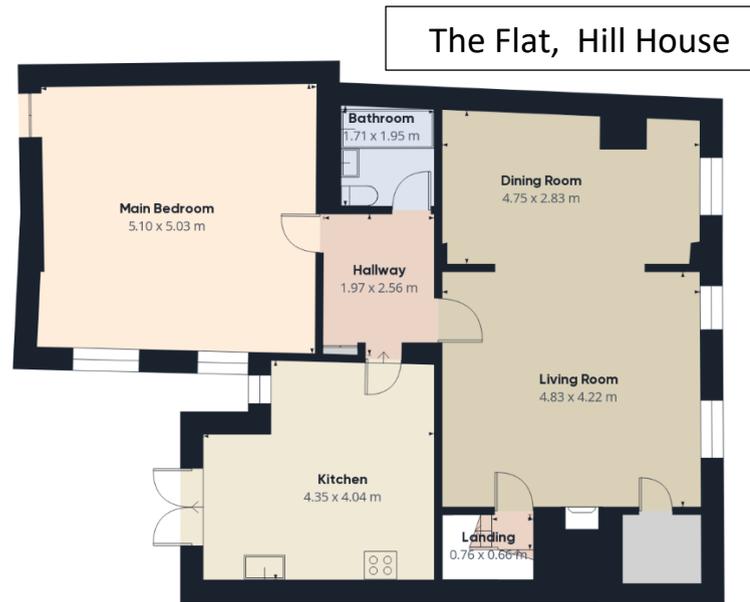
This cottage has four bedrooms over two floors and on the ground floor there is a Kitchen which has been recently renovated with solid wood worktops with double oven, space for dishwasher, washing machine, under counter fridge and freezer and a small breakfast bar. There is a spacious Entrance Hall with downstairs cloakroom and to the right is a large Sitting/Dining Room. Some rooms have plantation shutters to the windows. There are two bathrooms, one with a bath with shower over, wc and wash hand basin on the first floor and a Shower Room with wc and wash hand basin on the second floor.

SOUTH COTTAGE - EXTERIOR

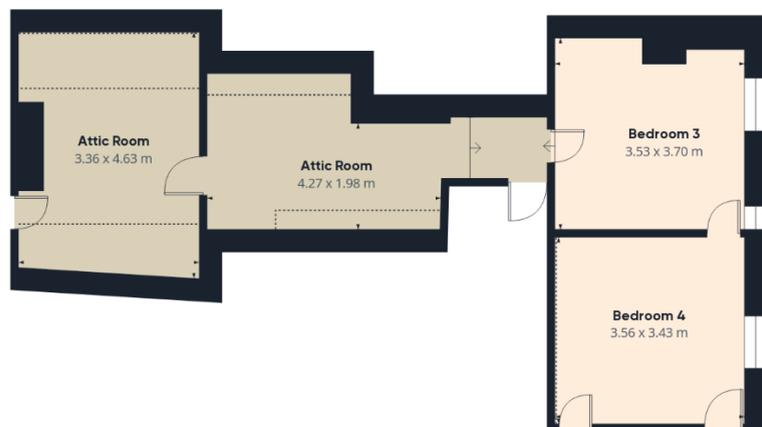
There is a decked area perfect for outside dining and large flower beds to two sides.



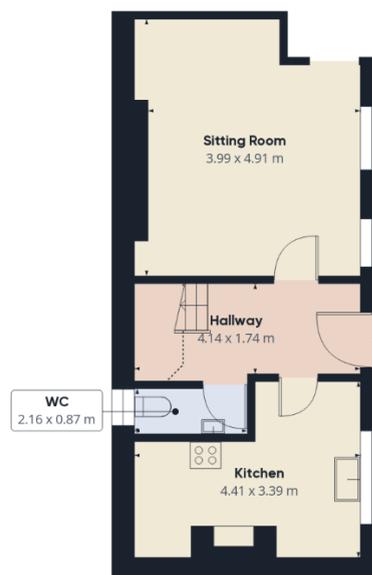
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 1 Building 2



Floor 2 Building 2

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Approximate total area⁽¹⁾

323.98 m²

Reduced headroom

17.34 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

PROPERTY INFORMATION

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

LOCAL AUTHORITY - East Suffolk

South Cottage Tax Band: C

The Flat, Hill House, Tax Band: B

EPC: EXEMPT

Postcode: IP13 9AN

SERVICES Gas central heating, mains drains, water and electricity to both properties.

FIXTURES AND FITTINGS All Fixtures and Fittings are excluded from the sale but can be purchased via separate negotiations if required and the vendor is open to selling some or all of the furnishings. Please ask for further details.

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.





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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