



Martins, Laxfield, Suffolk



Huntingfield
Estates
FRAMLINGHAM

01728 724566
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A unique DETACHED PROPERTY set in about a third of an acre (sts) with far reaching countryside views to all sides **LARGE POND**DECKING WITH AMAZING FIELD VIEWS******

LOCATION The property is just on the outskirts of this much admired village of Laxfield which is situated just 7 miles north of the historic market town of Framlingham and is one of the most popular villages in the area with its two public houses, a reputable primary school and pre-school, a Co-op village shop, museum and hardware store/garage. There is also a cricket team, bowls and football clubs and a well supported village hall hosting numerous functions and clubs. The historic market town of Framlingham offers an excellent range of shopping and recreational facilities as well as good schools in both the state and private sectors. The Heritage Coast lies about 15 miles to the east, with Ipswich and Norwich both within about 25 miles. Diss mainline station with direct rail services to London's Liverpool Street station is within about 14 miles.

GUIDE PRICE: £725,000

- **Stunning property surrounded entirely by open countryside**
- **Capacious Sitting/Dining/Kitchen**
- **Garden Room**
- **3 / 4 Bedrooms**
- **Family Bathroom**
- **Mezzanine Level with Bedroom 2**
- **Beautiful gardens set in 0.3 acre (sts)**
- **Driveway and parking for several vehicles**



MARTINS - INTERIOR You are welcomed into Martins through an Entrance Door into a circular turret with two windows and an opening into the capacious Kitchen/Dining/Sitting Room. This is incredibly light having windows to all aspects. The Kitchen area has a range of warm oak veneer units with elm worktops over including a piece of marble in the worktop for baking and shelving above. There is an electric oven with hob over and extractor above, under counter fridge and freezer and dishwasher. There is a stainless steel double sink and drainer with mixer taps over. There is plenty of space for dining and the Sitting Room area has a wood burner sitting on a tiled hearth. There are views over the pond from the Sitting Area along with double doors leading out to a large, decked area overlooking the fields. By the dining table and chairs there are double doors out to a Garden Room which has electric underfloor heating, space for a washing machine and built in cupboards. Further double doors lead out to the patio area and gardens beyond. Set back in the open plan living area is a screened off area (which could easily have a stud wall built) to make a private third Bedroom. A downstairs cloakroom comprising wash hand basin and wc. There is a deep understairs cupboard and all the flooring is reclaimed wood. Wooden Stairs lead up to the first floor where there is a further reception room but could easily be subdivided to have a further two bedrooms or a bedroom and reception room. There is a wood burner sitting on a tiled hearth. Two sets of doors with Juliette balconies, one overlooking the pond and the other over the open countryside and the room is triple aspect. There is a deep shelved cupboard Call now for a viewing on 01728 724566.



MARTINS - EXTERIOR There is a five bar gate leading to a large driveway with ample parking for several vehicles and room to build either a cart lodge or garage (stpp). A useful storage container is tucked away behind some foliage and is perfect for dry storage. There is a pond in one corner and Martins has been planted all around the exterior with unusual and interesting planting. There is a patio area perfect for outside dining, a well and a large, decked area with amazing field views.

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

SERVICES Oil fired central heating, mains water and electricity, Wood burner to the Sitting Room and Reception Room upstairs. There is a private treatment plant with no moving parts and does comply with the 2021 regulations.

LOCAL AUTHORITY Mid Suffolk District Council

Tax Band: D

EPC: D

Postcode: IP13 8HT

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.

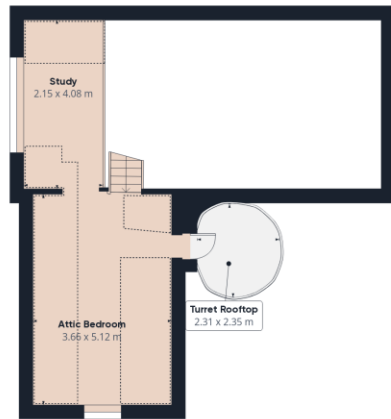






Ground Floor

Floor 1



Floor 2



Approximate total area⁽¹⁾

184.24 m²

Reduced headroom

12.44 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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