



Nuthatch Barn





Nuthatch Barn

Badingham | Woodbridge | Suffolk

Nuthatch Barn is a stunning barn nestled away on Low Street, Badingham and built by the current owners to a very high standard. Nuthatch Barn benefits from southwest facing balconies, a double cart lodge and sits in approx. a third of an acre. This bright and spacious property provides a charming, detached family home in the heart of Suffolk

LOCATION Badingham is a pretty village and benefits from a café and local crafts, open occasionally, St John the Baptist Church and the well renowned public house The White Horse. There is a bowling green and this village has a real community having a well-used village hall. Framlingham is approximately 4 miles away and has a twelfth century castle and church. The Market Hill 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. It is highly rated for Schools, both independent and state, with Thomas Mills having recently been given a "world class school" award. Saxmundham train station is 7.7 miles approx. from the property with links via Ipswich train station which offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 15 miles away.





INTERIOR

A large, sheltered entrance leads you in through a bespoke Oak Front door and windows to either side welcoming you into Nuthatch Barn which has stunning slate flooring throughout the property with underfloor heating via oil. A spacious vaulted Entrance Hall has a cloakroom with close coupled wc and wash hand basin with space for coats, a huge, shelved airing cupboard and a door leading down to the capacious Family Room. This room, again, is vaulted and, as with the whole property, has oak beams, a door with an apex window above and windows to both sides, gives access to the balcony. Up a couple of steps from the Entrance Hall are two large double bedrooms. A Family Shower Room with a contemporary feel comprises a large walk-in shower, close coupled wc and wash hand basin in a vanity unit. The Kitchen, which is freestanding, has an industrial feel with stainless steel units, one housing the electric hob and another housing the sink unit with a window above overlooking the rear garden. There is space for a fridge/freezer and a door opens into a large walk-in pantry with shelving. A further door leads into a Utility Room, again with stainless steel units, space for a dishwasher, fridge/freezer, washing machine and tumble dryer stacked and a door gives access to the rear garden. Beyond the Kitchen is the Snug which the current owners use as their Sitting Room. This has a feature wall of floor to ceiling windows in oak with views of the Church. A wood burner with a hood over, takes pride of place in this vaulted space. Stairs lead up to a mezzanine level - perfect for a study area and up a couple of steps a door leads into the attic space which can accommodate a whole range of storage and a place for drying clothes. From the Snug there is open stud work and down a step into the Dining Room which again has a feature window wall overlooking the side garden and church beyond. The Main Bedroom is accessed from here which is light and

airy being dual aspect. A full contemporary En Suite Bathroom comprises a walk in shower, bath, close coupled wc, heated towel rail and a wash hand basin in a vanity unit.

EXTERIOR

A long driveway leads up to a double bay cart lodge with a gate giving access to the rear garden where there is a large storage container. The rear garden is laid to lawn and then wraps around to the front of the property where you will find a circular lawn edged in brick. There is also a fabulous balcony which gives lovely views of the Church and perfect for outside dining. This can be accessed from either the Sitting Room or from a door near the kitchen which opens out into a much larger private balcony set back giving total privacy. There are further lawned areas and barked areas to the front of the property making the most of the orientation.





PROPERTY INFORMATION

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

LOCAL AUTHORITY East Suffolk

Tax Band: F

EPC: D

Postcode: IP13 8JX

SERVICES Mains drainage, water and electricity. Oil fired underfloor central heating, multi fuel burner to the Sitting Room.

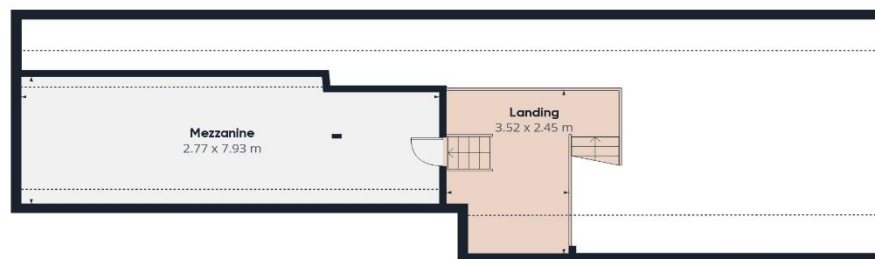
FIXTURES AND FITTINGS Fixtures and Fittings are included in the sale.

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

Approximate total area⁽¹⁾

209.9 m²

Balconies and terraces

26.21 m²

Reduced headroom

4.65 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.

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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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