



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

HIGH ROAD, BADINGHAM, IP13 8LY

TENURE : FREEHOLD

GUIDE PRICE £695,000

- 16th Century Listed Farmhouse • Six Bedrooms
- Generous Plot of Nearly 3 Acres • Superb Family/Dining Room
- New Oil-Fired Boiler
- Popular Village Location

THE ACCOMMODATION



Entrance Porch & Hallway

With stairs off to the first floor and doors to...

Living Room 4.95m x 4.20m (16' 3" x 13' 9")

With inglenook fireplace with inset solid-fuel stove.

Dining/Family Room 6.27m x 4.92m (20' 7" x 16' 2")

A large dining/family room with an inset Aga and double doors to the rear garden..



Kitchen 3.48m x 2.37m (11' 5" x 7' 9")

Country-style kitchen with tiled worktops,

Utility Room 3.54m x 2.48m (11' 7" x 8' 2")

(maximum measurements given) With recently fitted Grant oil-fired boiler. It has room for a washing machine,,dryer, large upright freezer, dishwasher. door to a side lobby and door to the...

Cloakroom

With WC and wash basin.



First Floor Landing

A space could be utilised as a study area with a beautiful outlook, a large airing cupboard housing a recently-installed cylinder, and doors to...

Bedroom One 5.09m x 4.13m (16' 8" x 13' 7")

A large double room with dual aspect windows, walk-in wardrobe and feature fireplace.

Bedroom Two 5.07m x 3.40m (16' 8" x 11' 2")

Another large double room with window to front aspect.

Bedroom Three

With window to rear aspect.

Bathroom

With WC, wash basin and bath with shower-mixer tap.

Bedroom Four (Second Floor) 4.50m x 2.91m (14' 9" x 9' 7")

(With restricted ceiling height) With window to side aspect.

Bedroom Five 5.84m x 3.08m (19' 2" x 10' 1")

With window to front aspect, cupboard housing a recently-installed cold water tank, and a wardrobe. Door to...

Bedroom Six 3.46m x 2.73m (11' 4" x 8' 11")

With window to side aspect.

Outside

Approached over a long driveway the property has a large plot with grounds surrounding the property, extending to around 2.8 acres with two garages, mature trees and shrubs.

THE PROPERTY & LOCATION

A beautiful Grade II Listed Farmhouse originally dating from the mid-16th century occupying a position set back from the main road. The property is in need of some updating but has some incredible original features. The generous accommodation comprises a good-sized living room, a large family/dining room, kitchen, utility, cloakroom, six bedrooms, and a family bathroom. There's a generous plot of around 2.8 acres, and a recently installed oil-fired boiler servicing the hot water and heating system.

Badingham is a pretty village with a café, St John the Baptist Church and a public house; The White Horse. Framlingham is approximately 3.6 miles away and has an excellent level of amenities, supermarket and a twelfth century castle.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Council Tax Banding : F

We understand from our vendor that the property is connected to mains electricity, water and has a private drainage system.

Please visit Ofcom - to view the mobile and network coverage



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
 CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
 REGISTERED NUMBER: 9421778
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given