



The Grange, Worlingworth





# The Grange

Swan Lane | Worlingworth | Suffolk

The Grange is a stunning Grade II Listed, part-moated farmhouse offering extensive and well-proportioned accommodation. Generous and light-filled rooms with 6 Bedrooms, 3 Reception rooms, idyllic rural setting and gardens extending to 2 acres (STS). Granary barn, outbuildings and double garage. Accommodation totaling over 3,500 sq ft.

**LOCATION** Worlingworth is a popular village 6 miles from Framlingham and 6 miles south-east of Eye. It has a thriving community and a primary school with an Ofsted rating of Outstanding. Framlingham, best known for its historic 12th Century 'Castle on the Hill' and benefits from a variety of independent shops and businesses including artisan cafés, restaurants, hairdressers, antique shops, a travel agency, nursery, vets and delicatessen. It is also home to The Crown Hotel and three other public houses, a Co-operative supermarket and doctors' surgery. Further facilities are available in Stradbroke and Eye. Mainline trains run regularly to London Liverpool Street Station from Diss which also has excellent parking facilities and is approx. 11 miles away. Diss also has three supermarkets. The area offers an excellent selection of state and independent schools including Thomas Mills High School, Framlingham College, Woodbridge and Ipswich independent, St. Joseph's, Orwell Park and Ipswich High School.





## INTERIOR

The Grange is a timber-framed red brick and part-rendered former farmhouse offering generous room sizes and light-filled accommodation arranged over three floors. The property is configured to provide ideal family and entertaining space with retained character features including sash and casement windows and some exposed wall and ceiling beams. The house is believed to date from the early 16th Century with 17th and 19th century enlargement and alterations and offers an enormous amount of charm and character.

The front courtyard leads into the welcoming entrance hall where there is access to a large drawing room with feature open fireplace, a spacious front aspect sitting room with feature exposed brick open fireplace and a generous front aspect dining room with feature exposed brick fireplace. The spacious dual aspect kitchen/breakfast room has quarry-tiled flooring and provides a range of wall and base units, an Aga and a large walk-in pantry. To the rear of the house is a boot room housing the oil-fired boiler, separate utility room with WC and wood store.

There are two separate staircases, one from the entrance hall and one from the rear hall. The first floor provides a generous main bedroom with built-in storage and en suite bathroom, four further generous double bedrooms, all with built-in storage, and a family bathroom.

A separate staircase rises to the second floor leading to a large landing area and a further double bedroom and an extensive 39 ft. loft space, suitable for a variety of uses including conversion to additional accommodation, subject to the necessary consents.

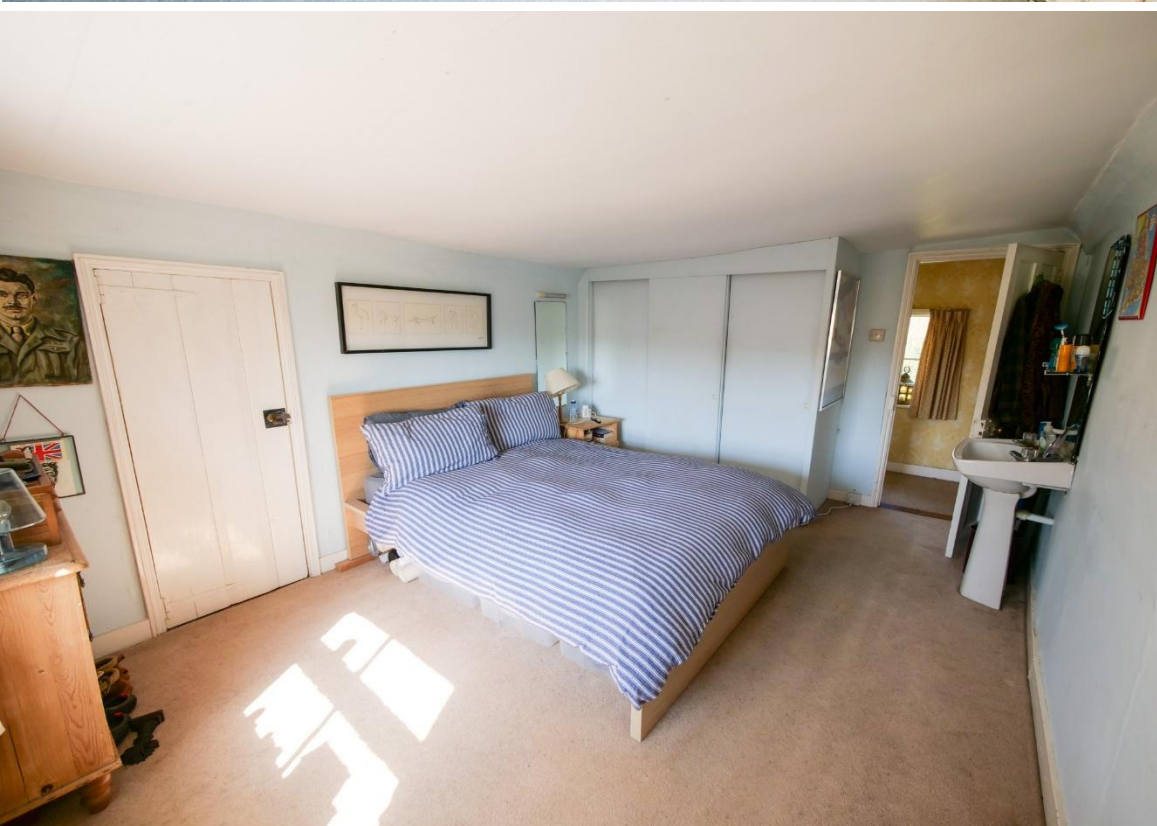
## EXTERIOR

The property is approached via a gravel drive which offers parking for multiple vehicles and access to the double garage. To the rear of the garden is a two-storey timber framed Granary barn which could be perfect for a number of uses or conversion, subject to the necessary consents. The Granary barn sits away from the main house and is surrounded by mature trees.

Infront of the house is a part walled, block paved, courtyard style cottage garden with pretty planting leading to the front door. The rest of the gardens surround the house and are mainly laid to lawn with mature shrubs and native trees and established flower beds. To the rear of the property are the remains of the moat with a wooden footbridge and further pond filled with irises.

The setting is picturesque with some areas left as wildflower meadow. There is a thatched summer house and a three-roomed outbuilding located close to the back of the house.





## PROPERTY INFORMATION

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

**LOCAL AUTHORITY** - Mid Suffolk District Council

Tax Band: G

EPC: Exempt

Postcode: IP13 7HZ

**SERVICES** Oil fired central heating, private drainage, mains electricity and water.

**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<sup>(1)</sup>

344.1 m<sup>2</sup>

Reduced headroom

7.12 m<sup>2</sup>

(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 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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