



Double Street, Framlingham





11 Double Street,

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An exceptional four bedroom Grade II listed home standing in one of the most prestigious streets in the heart of Framlingham. Dating back to the 17th Century this beautifully presented and unique home offers spacious and versatile accommodation with period charm, a walled garden and garage.

LOCATION The property is located on Double Street, one of the most prestigious streets in Framlingham. It is within very easy walking distance of Framlingham's Market Hill, which is well known for its 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. 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.





INTERIOR

The entrance door leads into a double height entrance hall with stone tiled floor and elegant staircase rising to the first floor. To the right hand side a partially glazed door leads into the snug. This light-filled room has a large feature window to the front, exposed beams, wooden floor and antique fireplace with a wooden mantle. A further door leads through to the impressive sitting/dining room bathed in natural light from the three, large, front-facing windows which run along the length of the room. The central arched window is a particular feature with its pair being displayed in a local museum. This spacious room can be accessed from both the kitchen and the snug. The sitting room has an inset fireplace with beam above and inset log burner set on a wide brick hearth, exposed beams, wooden floors, and at the far end double doors leading out to the rear garden. From the dining room end, an archway leads to a small lobby with fitted unit and window and then through to the kitchen/breakfast room. Located at the rear of the house, this generous space has a stone tiled floor, two windows and double doors leading out to the rear garden. There is a range of painted wooden base units under a stone composite worktop with feature central island, full height cupboards with eye-level oven and space for an American style fridge/freezer, Rayburn, ceramic hob, ceramic sink and integrated dishwasher. At the far end is a period fireplace with a partially glazed cupboard set into the chimney alcove and there is ample space for a dining table. A door leads out to the rear hall which links back to the entrance hall. Off the rear hall is the

cloakroom with wc, basin and obscured window. There is also a utility room with a ceramic tiled floor, space and plumbing for a washing machine along with space for a further appliance, the gas fired boiler, a window to the rear and a stable door leading to a small, covered porch and out into the rear garden.

An easy rising staircase with Georgian banister handrail leads up to the first-floor landing. The principal bedroom is at the far end of the hall and offers dual aspect windows with a door leading through to the dressing room with a range of fitted wardrobes and obscured window to the front. A door leads into the panelled en-suite bathroom with a whirlpool bath, separate shower cubicle with Grohe controlled shower, wc, basin and obscured window to the rear. The second and third bedrooms are both generous double rooms with windows overlooking the front of the house and period features. In particular bedroom 2 has a large feature window with obscured glazing into the vaulted landing area, alcove storage and period fireplace. The fourth bedroom is a further double room with a window overlooking the rear garden, period fireplace and built in cupboard. There is a family bathroom comprising freestanding roll top bath, corner shower unit, period style basin and wc with an obscured window to the rear. Finally, off the landing is a further room currently used as a studio, this room has some restricted head height but benefits from daylight style lighting, feature window into the eaves, eaves storage cupboards and airing cupboard.



EXTERIOR

The property extends along Double Street with feature windows and mouldings indicative of its previous use as a Gentleman's Outfitters. The house benefits from a garage, wide enough to house a car, with a pedestrian door and wide sliding door to the front along with a single door leading through to the rear garden.

The walled rear garden is an oasis of calm tucked away behind the house. This sunny spot features stone patio and various seating areas, a circular lawn, established shrubs and flower borders and superb views of St Michaels Church.

Within the rear garden is a separate brick outbuilding with pan tiled roof, window, upper window and stable door. Currently used as a gym, this standalone annex has power and light connected and could suit a number of uses.

PROPERTY INFORMATION

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

LOCAL AUTHORITY East Suffolk

Tax Band: F

EPC: EXEMPT

Postcode: IP13 9BN

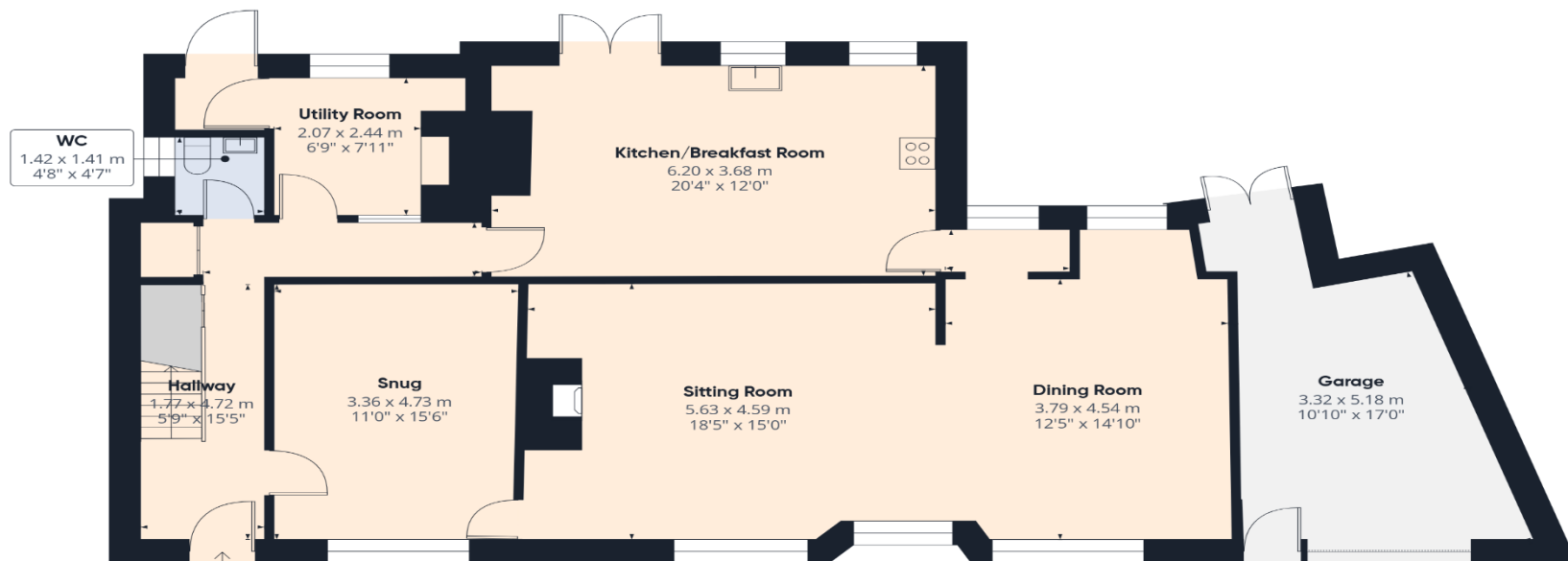
SERVICES Gas Fired central heating, mains drains, water and electricity.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

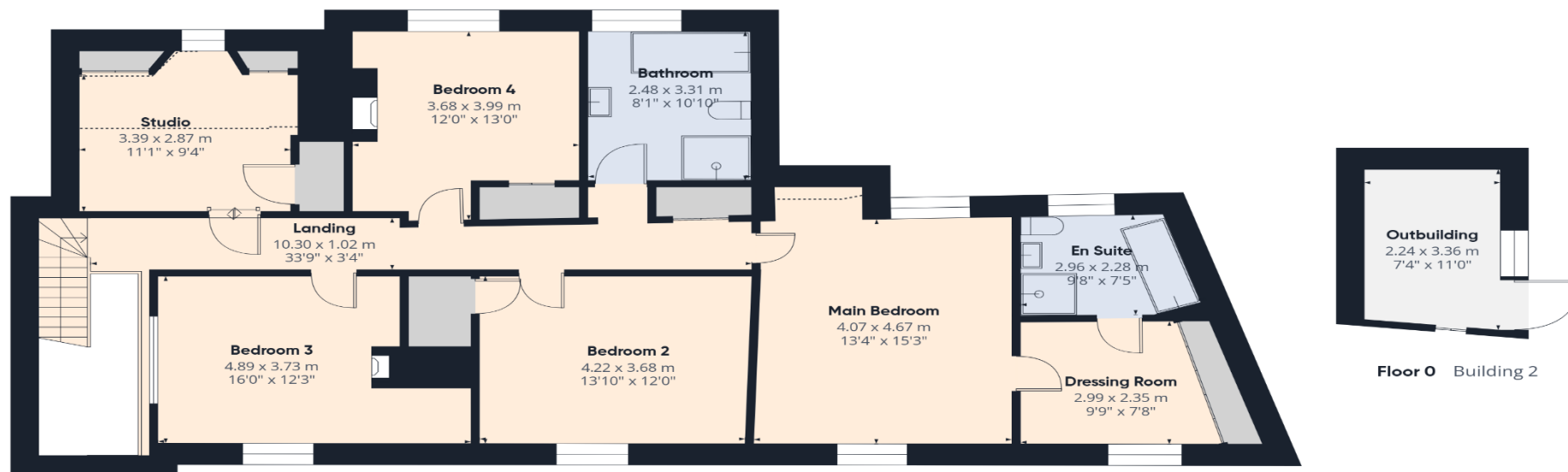
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.

The property is located within a Conservation Area.





Floor 0 Building 1



Floor 0 Building 2

Floor 1 Building 1

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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