



St. Michaels Close, Framlingham, Suffolk



A charming one bedroom first floor apartment forming part of the conversion of a Grade II Listed former rectory believed to date back to the 16th Century. The property stands in a quiet and secluded setting immediately alongside St. Michael's Church yet in benefitting from being in the heart of the town albeit tucked away. **** SINGLE GARAGE ** PARKING ****

LOCATION The property is within walking distance of the Market Square in Framlingham yet tucked away in a peaceful position adjacent to the church. The market town of Framlingham is well known for its twelfth century castle. The Market Hill and 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.



- **Entrance Hall**
- **Sitting Room**
- **Kitchen**
- **Principal Bedroom**
- **Bathroom**
- **Garage & Parking**

ST. MICHAELS CLOSE - INTERIOR There is a stunning Entrance Lobby with iron works and double doors leading into a communal entrance hall. Up three steps and then to the right is a further staircase leading up to the first floor apartment. An Entrance Door opens into a fabulous high ceiling, arched hallway with period architrave and wooden floor. To the right is the Kitchen which has a range of shaker style units with wood effect laminate worktop over, stainless steel sink with mixer taps and window above with views of the Church and grounds. The gas boiler is wall mounted and there is space for a free standing fridge/freezer, built in electric oven with gas hob over and extractor above. Accessed from the hallway is a deep Utility cupboard with plumbing and space for a washing machine leaving plenty of room for a Hoover, coats etc.

To the left of the Entrance Hall is the generous Principal Bedroom this beautiful high ceiling room has sash windows overlooking the rooftops and Library (once the Old Courthouse) with distant field views. Also to the left is the capacious Sitting Room again with high ceilings and an elegant, curved bay with two full height sash windows with integrated period shutters. The focal point of the room is a feature cast iron fireplace with blue and white inset tiling and hearth and a gas effect coal fire (currently not connected).

At the end of the Entrance Hall there is a large bathroom with feature free standing bath with mixer tap and hand held shower. There is a large window with obscured glass, a wc, wash hand basin and heated towel rail. The property has been completely redecorated and has had all the floorboards, stripped back, repaired where necessary and stained. This spacious, period apartment in this fabulous, listed building is a MUST SEE and will not be on the market for long.

ST. MICHAELS CLOSE - EXTERIOR The property is approached via a driveway past the new Framlingham Community Rooms to a private area which has a garage and parking.

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

LOCAL AUTHORITY - East Suffolk

Tax Band: B

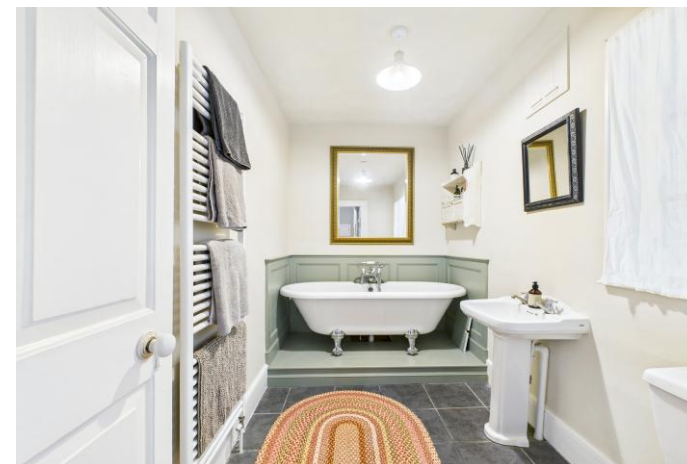
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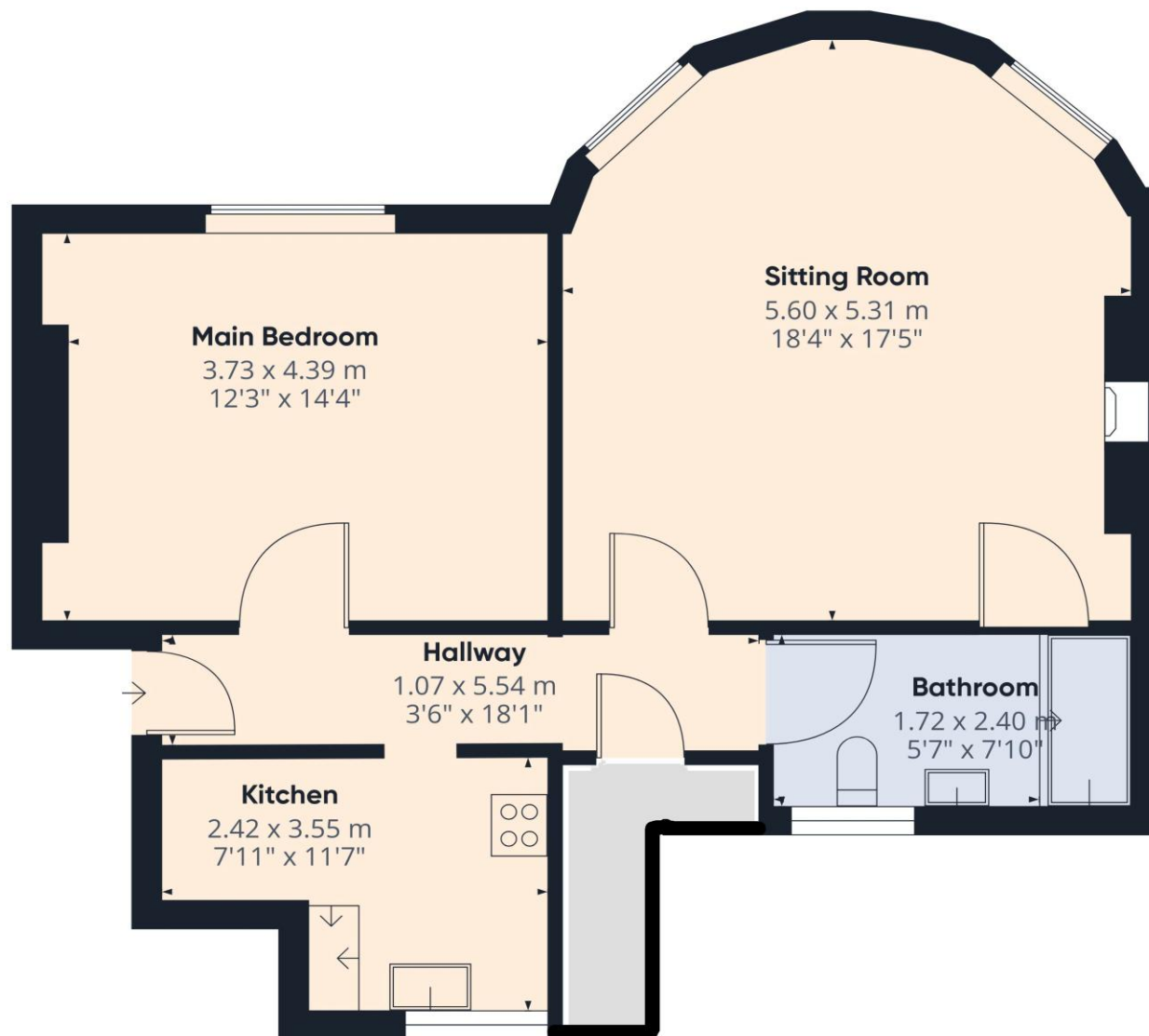
Postcode: IP13 9BJ

SERVICES Gas Fired central heating, gas fire in the Sitting Room (currently disconnected), mains drains, water and electricity, single glazed throughout with period windows.

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





Approximate total area⁽¹⁾

63 m²
679 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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