

A three bedroom end of terrace cottage situated in a lovely position within the village of Badingham and within walking distance of the pub.

Guide Price
£375,000 Freehold
Ref: P7413/C

Bryony Cottage
Low Street
Badingham
Suffolk
IP13 8JS



Kitchen, dining room, sitting room, utility room and cloakroom.
Three first floor double bedrooms and bathroom.
Off-road parking.
Garage and office.
Large rear garden extending in all to over 0.25 acres

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Bryony Cottage is located in the pretty and popular village of Badingham, set along Low Street. Badingham is a well regarded village with a popular village pub, The White Horse, and its adjoining bowls club. There is also a village hall hosting a variety of community events. Bryony Cottage is in the catchment area for Dennington Primary School (2 miles) and Thomas Mills High School, Framlingham.

Badingham is situated just 4 miles to the north-east of the historic market town of Framlingham, which is best known for its fine Medieval Castle, but also benefits from a good selection of shops, restaurants, dining pubs, medical centre, and library, as well as good schooling in both the state and private sectors. The county town of Ipswich is about 22 miles to the south, with rail services to London's Liverpool Street station taking just over the hour. The Heritage Coast, with the popular centres of Snape Maltings, Southwold, Dunwich, Walberswick, Thorpeness and Aldeburgh is approximately 15 miles to the east.

Description

Bryony Cottage is an end of terrace period dwelling of predominately timber frame construction with rendered elevations under a slate tiled roof. The property has been added to in previous decades and has a two storey flat roof rear extension.

A porch to the rear of the cottage provides access to the kitchen. This has high and low level wall units and space for a dishwasher, electric oven and fridge-freezer. There are wood-block work surfaces and a one and a half bowl sink. There is a window over looking the rear garden. A large opening leads into the dining room where there are windows to the front of the property, an open fire place, and useful built-in cupboards. An opening leads to a lobby where there are stairs to the first floor landing and a door into the sitting room. This good size triple aspect room has windows to front, rear and side of the property. It benefits from a brick fireplace with wood burning stove. A door opens to the utility room that has fitted cupboards, a butler sink and space and plumbing for a washing machine. In addition there is a window and stable style door to the exterior. There is also a door to the cloakroom with WC.

The stairs rise to the first floor landing. Off this are three double bedrooms, all of which have windows to the front or rear overlooking open fields or the garden. Also on the first floor is a good size bathroom comprising of a bath, shower, WC and hand wash basin.

Outside

The property is approached off Low Street via a five bar gate that provides off-road parking. It leads to a single garage that has an office to the rear. Immediately abutting the rear of the cottage is a large patio area and steps rising to the back garden. This is laid to grass and enclosed by hedging. A gate provides access to a secondary garden area where there are a number of fruit trees and a walnut tree. In all, the rear garden measures approximately 170' x 50' with the total plot extending to approximately 0.25 acres.





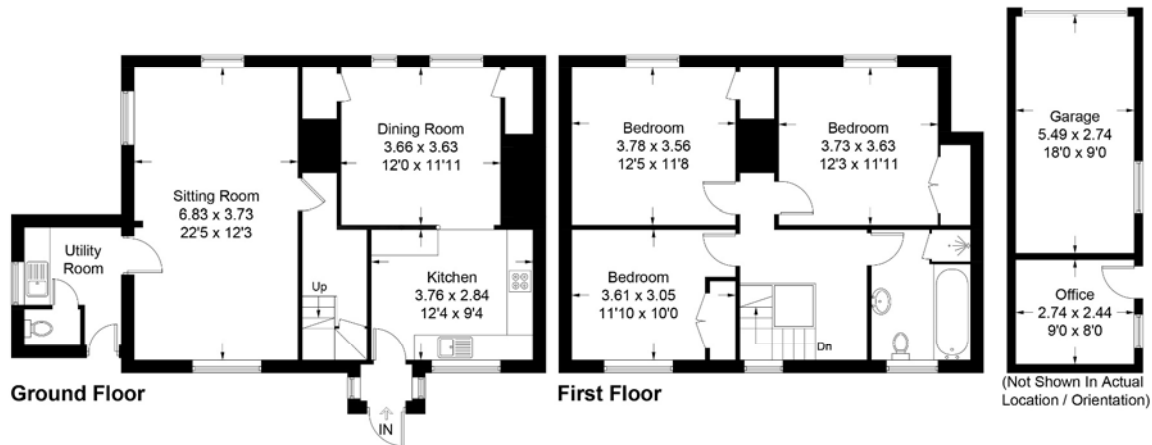






Bryony Cottage, Badingham

Approximate Gross Internal Area = 131.2 sq m / 1412 sq ft
Garage / Office = 21.9 sq m / 236 sq ft
Total = 153.1 sq m / 1648 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil-fired central heating.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = E (Copy available from the agents upon request)

Council Tax Band C; £1,859.29 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

4. The adjoining property has a pedestrian right of way over the driveway and rear patio for access to their rear garden. They currently only use this for their bins.

5. One of the owners of the property is a contractor for Clarke and Simpson.

September 2024



Directions

From Framlingham proceed in a north-easterly direction on the B1120. At the T-junction with the A1120 turn right and at the White Horse public house turn left into Low Street. Proceed along the street and Bryony Cottage can be found on the right.

What3Words location: ///albatross.joints.months



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