

A rare opportunity to acquire a renovated detached period cottage, sitting in grounds extending to half an acre with outstanding views, located in the rural village of Monk Soham.

Guide Price
£550,000 Freehold
Ref: P7464/B

Grove Farm Cottage
Spring Lane
Monk Soham
Suffolk
IP13 7EL



Sitting room, dining hall, garden room, kitchen/breakfast room, utility and downstairs shower room.

Two first floor double bedrooms, family shower room and reading room/occasional bedroom three.

Annexe accommodation above a detached double garage with ground floor shower room.

Established gardens.

Ample off-road parking for several vehicles

Rural views.

No onward chain

Contact Us



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Location

Grove Farm Cottage is located in the Parish of Monk Soham, just 4½ miles to the east of Debenham and 6 miles to the west of Framlingham. Both Debenham and Framlingham offer day to day shopping facilities and excellent schooling at Debenham High School, which is the catchment school, as well as highly regarded schools in Framlingham, Thomas Mills High School and Framlingham College. The County town of Ipswich lies approximately 15 miles to the south and from here, there are main line rail links to London's Liverpool Street station which are scheduled to take just over the hour.

Description

Grove Farm Cottage is a wonderfully extended detached period cottage of brick and block construction with colourwashed elevations under a pitch tiled roof. During the vendor's tenure the property has been cleverly and creatively renovated, and extended, featuring a large green oak dining hall with picture windows from the floor to the vaulted ceiling, taking in the most wonderful rural views and sunsets. There is scope for further development subject to relevant planning permissions and consents. The property benefits from oil fired central heating to a wet underfloor heating system that can be individually controlled in four distinct areas. The property also benefits from double glazing throughout.

The accommodation is well laid out, entering from the front of the property to the hall which leads into the garden room. This has floor to ceiling windows, taking in views of the garden and vaulted ceiling, with double doors that lead into the sitting room. There are windows to front elevation and a red brick chimney with a recessed wood burning stove and a cupboard to the side. There are wired-in speakers that are placed strategically throughout the ground floor. From the garden room there is also an opening to the inner hall where there is access to the ground floor shower room and a useful storage cupboard which could be incorporated into the shower room, making space for a bath with utility provision already laid on. From the hall there is a door through to the dining hall with outstanding views and a green oak staircase leading to the first floor galleried landing. From the dining hall there is a door that leads to the kitchen/breakfast room. This is a dual aspect room with views to the front and side, with a range of fitted base units and space for appliances and built-in pantry cupboard, space for a range cooker, an inset sink unit, recessed into worktops. A door leads to the utility room with windows to the rear and a door to the garden with a range of matching fitted wall, base and display units, stainless steel sink unit with mixer tap over and drinking water tap. There is space and plumbing for a washing machine and appliances. There is a water softener. There is also a floor mounted oil fired boiler and cupboard housing the under floor heating manifolds.

From the dining hall, the green oak staircase leads to the large galleried landing which would make a perfect reading room or occasional third bedroom to take in the views at the rear. Doors lead off to bedroom one, with windows to the side with eaves storage, bedroom two, a double bedroom with a window to the side and some eaves storage, and the family shower room.

Outside

The property is approached via a driveway providing ample off road parking and leading to the rear with large double garage and store room. The garage has two double doors to the front with power and light connected. There is a workshop to the side and another door that provides the entrance to the annexe accommodation above with a ground floor shower room and night storage heaters. The room above the garage measures approximately 8.15m x 3.35m, and provides ample accommodation for a family and guests or could be used as a home office /studio. It really is a very flexible setup. The gardens that surround the property are well established and are mainly laid to lawn and are partially divided by a ditch that runs to the rear of the property to a natural pond which is well stocked and provides a wonderful area to sit. There is an area to both sides of the property which is set aside to orchard with a wide variety of fruit trees bordered with box hedging along the front boundary. The fruit trees include a mixture of apples, plums, green gages, pears, damsons and cherry trees. To the furthest side of the garden is another former timber garage and the garden as a whole is enclosed by hedging with flower and shrub borders. In all the grounds extend to approximately 0.5 acres.



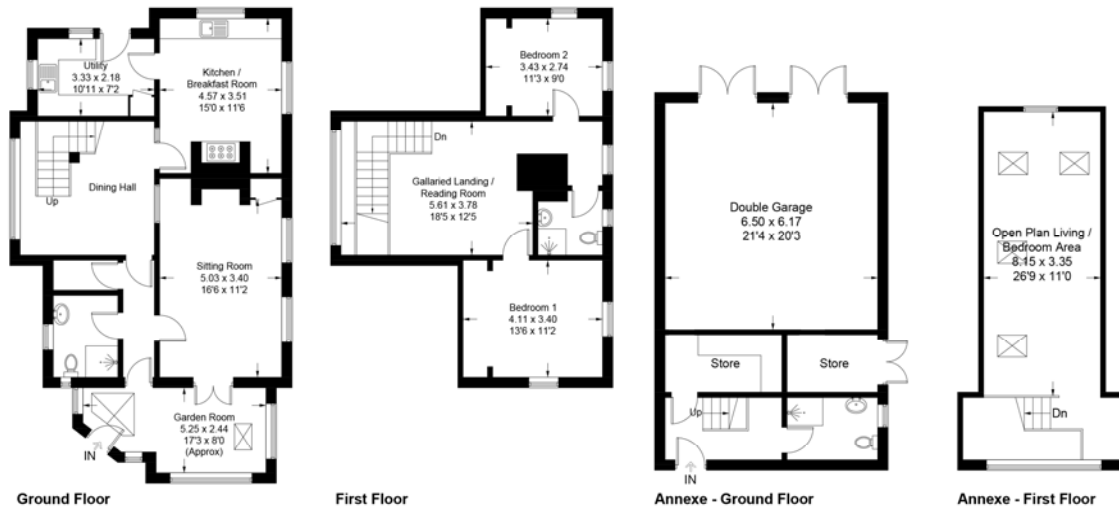






Grove Cottage, Monk Soham

Approximate Gross Internal Area = 136.1 sq m / 1465 sq ft
Annexe = 99.0 sq m / 1066 sq ft
Total = 235.1 sq m / 2531 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, electricity and oil fired central heating. Private drainage via a modern sewage treatment plant.

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 = D (Copy available upon request)

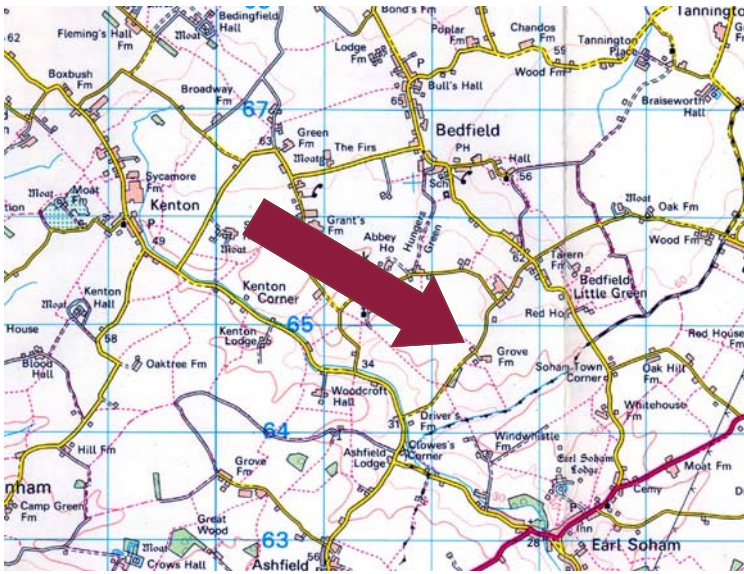
Council Tax Band D; £2,061.60 payable per annum 2024/2025

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

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.

October 2024



Directions

From Framlingham, take College Road out of Framlingham, then take the second left onto Mount Pleasant (B1119), continue along the B1119 for two miles, through the village of Saxtead. At the T-Junction, turn left onto A1120 and then take your first right onto Bedfield Road. After approximately 1 mile turn right and continue on the Earl Soham Road. Turn left after 1/2 mile into Bedfield Road, bearing left into Spring Road, where the property can be found on your right hand side identified by a Clarke and Simpson for sale board.

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