

EST.  1993

SAXMUNDHAM

JENNIE JONES

SAXMUNDHAM

ESTATE AGENTS



## **PARK GATE FARM, MAIN ROAD, SAXMUNDHAM, SUFFOLK IP17 2RF**

*A substantial non listed 18th century family house in it's own gardens with six double bedrooms offering very spacious accommodation in excess of 3,500 square feet.*

**GUIDE PRICE £455,000 FREEHOLD**

**ENTRANCE HALL | TWO LIVING ROOMS | DRAWING ROOM | KITCHEN DINING AND SITTING ROOM | STUDY UTILITY | BOOT ROOM | GROUND FLOOR BATHROOM AND SEPARATE CLOAKROOM | CELLAR | FIRST FLOOR LANDING | SIX DOUBLE BEDROOMS ( TWO WITH EN SUITE) | BATHROOM | GARDENS | PARKING**

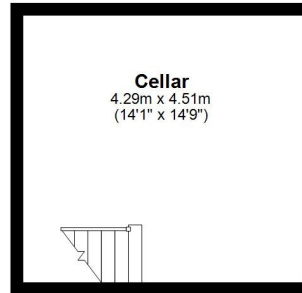
**THE PROPERTY:** This large Georgian house is in need of a thorough programme of updating and refurbishment but would ultimately make an excellent family home. As associated with properties of this period the extensive accommodation on offer has well proportioned good sized rooms with high ceilings and sash windows . Park Gate Farm gives the opportunity to a new owner of putting their own bespoke 'stamp' to provide a unique home. Outside the property has gardens to front and side with parking, which could be extended with space for a potential garage subject to getting planning permission. Properties such as Park Gate Farm are rare to the market so earliest viewing is essential.

**LOCATION:** The village of Kelsale which is well known for it's strong community, centred round a Social Club, has is a primary school at Carlton together with an excellent pub - the Poacher's Pocket. This part of Suffolk is a haven for naturalists, artists and musicians and the attractions of Orford and Aldeburgh lie within convenient reach by car. There are nature reserves nearby including Snape Marshes, RSPB Minsmere and Dunwich Heath. The market town of Saxmundham which is about a 1 mile away has a railway station which provides connecting services to London Liverpool Street and the town has a Wednesday market, an excellent range of local shops with galleries and restaurants and Waitrose and Tesco supermarkets.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

### Basement

Approx. 19.3 sq. metres (208.3 sq. feet)



**LOCAL AUTHORITY :** East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

Tel: 01394 383789

**COUNCIL TAX BAND = G**

**SERVICES:** Mains water, gas, electricity are available to the property. Drainage to private system. Central heating is provided by an oil fired boiler in the kitchen with radiators throughout the property.

**VIEWING:** By appointment through Jennie Jones Estate Agents, 26 High Street, Saxmundham, Suffolk IP17 1AB

**TEL:** (01728) 605511

**EMAIL:** saxmundham@jennie-jones.com

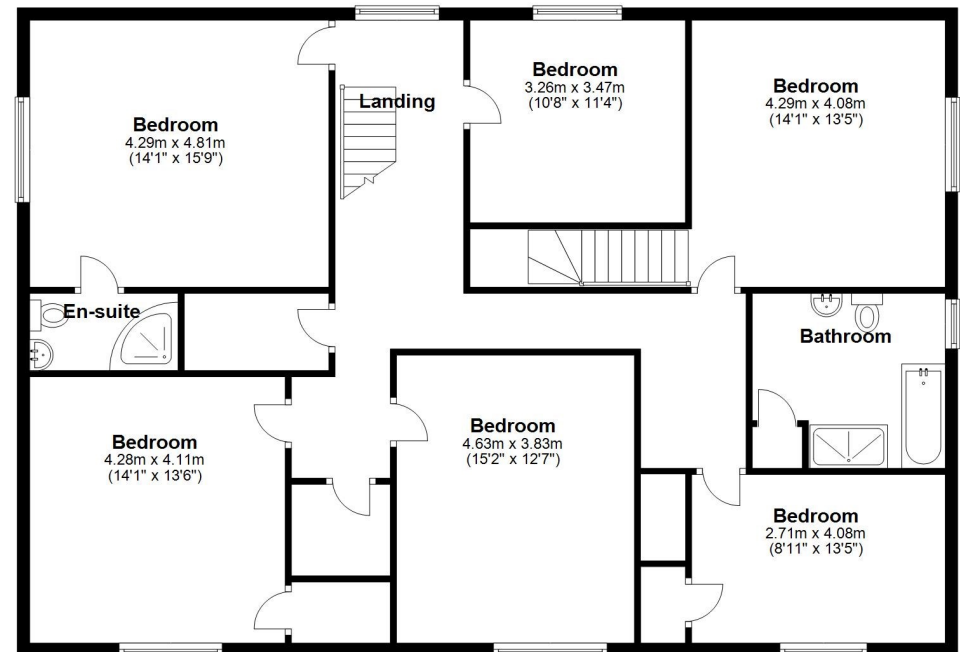
### Ground Floor

Approx. 178.3 sq. metres (1919.0 sq. feet)



### First Floor

Approx. 147.5 sq. metres (1587.2 sq. feet)



Total area: approx. 345.1 sq. metres (3714.5 sq. feet)