



## Middleton, Suffolk

Guide Price £650,000

- No Onward Chain
- Wealth of Charm
- Two Bedroom Annex
- Propane Gas Central Heating
- Three Bedrooms
- Stable Block
- Electric Car Charging Point
- Large Garden & Pond
- Grade II Listed

# Middleton Moor, Middleton

Middleton Moor is a hamlet situated to the south of the popular Suffolk Coastal village of Middleton. Centred around its small village green and the parish church of The Holy Trinity, the village of Middleton also has a primary school, public house and is served by public transport. The village lies approximately four miles from the Suffolk Heritage Coast at the historic village of Dunwich to the south and the internationally renowned RSPB Bird Reserve at Minsmere.



Council Tax Band: F



## DESCRIPTION

Standing on the brow of the hill in the hamlet of Middleton Moor, a delightful Grade II Listed timber framed house below a thatched roof which was renewed in 2020. This charming home retains great charm and character with a wealth of exposed timbers throughout and well proportioned accommodation which comprises; Entrance lobby and hallway. Sitting room with inglenook fireplace new (December 2023) wood burning stove, dining room with inglenook fireplace and wood burning stove. Further sitting room/conservatory overlooking the garden, cloakroom and a fitted kitchen with larder/utility and rear lobby. On the first floor there are three spacious double bedrooms and a family bathroom. The principal bedroom having an ensuite shower room. Approached via a shingle driveway providing ample off-road parking and leads to the DETACHED TWO BEDROOM ANNEX and STABLE BLOCK of three stables and tack room. The gardens wrap around the property, principally laid to lawn with a wealth of mature shrubs, trees and screening hedgerow. A number of seating areas are located throughout the garden to catch the sun at different times of the day.

## ACCOMMODATION

### HALLWAY

Staircase rising to the first floor. Newel post reputed to be from the House of Lords.

### SITTING ROOM

Inglenook fireplace with timber bressummer and newly installed wood burning stove. Windows on three elevations overlooking the gardens and pond.

### DINING ROOM

Inglenook fireplace with timber bressummer and wood burning stove. Window to front elevation and Casement doors opening to:

### GARDEN SITTING ROOM

Full-width windows overlooking the garden doors opening into the garden.

### LOBBY

### CLOAKROOM

White suite comprising hand basin and WC.

### KITCHEN

Range of gloss white finished base and wall cupboards. Work surfaces with two bowl stainless steel sink unit and mixer tap. Coloured glass surrounds, fitted dishwasher and microwave. Recess housing electric range cooker with induction hob and cooker hood over. Larder cupboard/utility with plumbing for washing machine. Windows overlooking the gardens.

### LOBBY

Entrance door to driveway.

### FIRST FLOOR LANDING

Dormer window overlooking the garden.

### BEDROOM

Window to front elevation.

### ENSUITE

White suite comprising tiled shower cubicle, hand basin and WC unit with storage cupboard. Heated towel rail.

### BEDROOM

Windows on two elevations overlooking the garden.

### BEDROOM

Windows on two elevations overlooking the annex and pond.

### SHOWER ROOM

White suite comprising large shower, hand basin and WC.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently F. Further details can be obtained via East Suffolk Council.

## SERVICES

Mains water and electricity. Private drainage. Propane gas central heating. Electric car charging point.

## VIEWING

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20413/RDB.

## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale price and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)