



Peasenhall, Suffolk

Guide Price £695,000

- No Onward Chain
- Aga
- Oil central heating
- 250 sqm garaging/workshop
- Two Staircases
- Wealth of exposed timbers
- Kitchen/breakfast room
- Private garden
- EPC - F

Peasehall

A substantial detached farm house retaining great charm and character, private garden and substantial outbuilding set in a rural location 2 miles north of Peasehall, a very popular village, Peasehall sits astride the Yoxford to Stowmarket road and has a variety of shops in its centre, post office and a delicatessen with a Royal seal of approval. The A12 Great Yarmouth to London road is easily accessible at Yoxford about three miles to the east and the market town of Saxmundham, which lies about five miles south, has a good range of shops including Waitrose and Tesco supermarkets and a railway station which gives both direct and connecting services via Ipswich to London Liverpool Street.



Council Tax Band: F



DESCRIPTION

A substantial farm house likely to date from the 17th Century, a timber framed Suffolk long house with rendered elevation and attractive pargeting and with a two storey Victorian addition to the south west elevation of colour washed, Flemish bond brick elevations. Standing in a private mature garden with pond and a large parking forecourt leading to a detached outbuilding extending to about 800 sqft. Ideal for garaging & workshop.

ACCOMODATION

STORM PORCH

Entrance door to:

ENTRANCE HALL

Staircase to first floor.

STUDY ABOVE

Window over looking the garden.

DRAWING ROOM

South west facing with fireplace with inlaid decorative tiles, mantle and surround.

SITTING ROOM

South west facing with fireplace with inlaid decorative tiles, mantle and surround.

DINING ROOM

Brick inglenook fireplace with inset timber bressummer. Exposed ceiling timbers. Window over looking the driveway.

LOBBY

Enclosed winder staircase rising to the secondary landing.

KITCHEN / BREAKFAST ROOM

Fitted with range of base and wall cupboards, work surfaces and sink unit. Oil fired Aga. Windows to side and rear. Exposed ceiling timbers.

UTILITY ROOM

Oil fired central heating boiler. Window and stable door to the garden.

REAR HALLWAY

BATHROOM

Panel bath, hand basin and W.C.

FIRST FLOOR

LANDING

Exposed wall and ceiling timbers.

BEDROOM ONE

Window to front. Fitted wardrobes.

BEDROOM TWO

Window to front. Fitted wardrobes.

BEDROOM THREE

Window to side exposed timbers. Connecting door to secondary landing.

BATHROOM

Panel bath, hand basin and W.C. Window to side. Built in airing cupboard.

SECONDARY LANDING

BEDROOM

ENSUITE

TENURE

Freehold

OUTGOINGS

Council Tax Band currently F

SERVICES

Mains electricity and water. Private drainage.

VIEWING

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20468/RDB.

FIXTURES AND FITTINGS

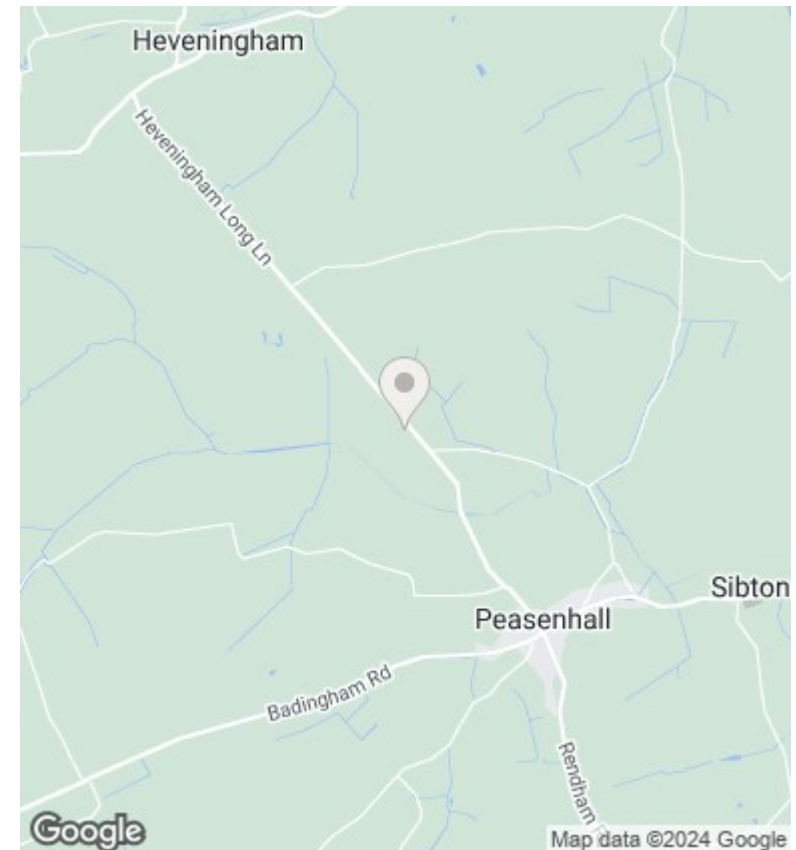
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TOTAL FLOOR AREA: 194.3 sq.m. approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com