



Blacksmiths Pightle, Badingham, Suffolk



Huntingfield  
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FRAMLINGHAM

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A lovely **DETACHED** home with 4 bedrooms and double garage in the heart of the picturesque village of Badingham. **\*\*\*IMMACULATEDLY PRESENTED\*\*\***  
Great family accommodation within a select development of 4 individual properties **\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\***

**LOCATION** Badingham is a charming Suffolk village offering a peaceful rural lifestyle surrounded by open countryside. It benefits from a café, St John the Baptist Church and the well renowned public house The White Horse. There is a bowling green and this village has a real community having a well-used village hall. Framlingham is approximately 4 miles away and has a twelfth century castle and church. The Market Hill is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. It is highly rated for Schools, both independent and state, with Thomas Mills having recently been given a "world class school" award. Saxmundham train station is 7.7 miles approx. from the property with links via Ipswich train station which offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 15 miles away.



**BLACKSMITHS PIGHTLE – INTERIOR** The minute you walk through the door you get the impression that this property is a well-loved family home. The Hallway is spacious, with a built-in storage cupboard on the left, ideal for hiding away coats, shoes and boots. There's also a deep understairs cupboard offering further storage space. To the right is a Study which has a window overlooking the front garden. To the side of that is a cloakroom which benefits from a close coupled wc, wash hand basin in a small vanity unit and laminate flooring.

The Kitchen/Dining Room is light and airy being dual aspect with French doors out to a patio area and garden. There is an extensive range of cream wall and base units with solid oak block worktops over, an eye level double oven, integrated fridge/freezer, induction hob and extractor over, stainless steel one and a half bowl sink with mixer taps, water softener, space for a dishwasher and a contemporary vertical radiator on one wall. There is a useful island which has space for seating with pan drawers and cupboards to the other side and is topped with beige mottled marble. There is a large dining space, perfect for entertaining with feature lighting above the table. The Sitting Room is light and airy, again, being dual aspect and of a generous nature. It has an attractive large inglenook brick-built fireplace with bressummer beam over, quarry tiled hearth and a wood burner. There are windows to the front and French doors leading out to the patio, seating area and garden beyond.

Upstairs there is a part galleried landing with a large, shelved airing cupboard with a radiator. The Main Bedroom has a window overlooking the pretty rear garden. There is a large walk-in wardrobe cupboard with shelving and hanging space, next to this is an En-Suite Shower Room which benefits from a walk-in shower cubicle with gravity fed shower, wc and wash hand basin nestled in a vanity unit. The whole room is fully tiled. Bedroom 2 has a window overlooking the rear garden and has a double wardrobe. Bedroom 3 has a window overlooking front and a shelved unit to one wall. Bedroom 4 also has a window overlooking the front. The Family Bathroom benefits from a corner shower cubicle with electric shower, bath with mixer taps and a practical vanity unit housing the wc and wash hand basin with cupboards under.

This completes the accommodation of this immaculate "must see" property.



**BLACKSMITHS PIGHTLE - EXTERIOR** o the front of the property a shared driveway leads to a double garage with up and over doors, power and lighting with two off-road parking spaces to the front. The south facing roof slope of the garage is fitted with 11 solar panels which feed into battery storage below and there is an electric car charging point fitted to the exterior. The right-hand side of the garage has had a soundproof room built into the corner for the current owner which could easily be removed. On the side of the garage is a storeroom which has a sink with cold water, light and power and door leading to a gate offering access to the side of the property.

There is a private front garden with trees and shrubs and a circular flower bed. The rear garden is mainly laid to lawn with a plum tree and stunning maple tree. There is a large patio area directly outside the house with a glass covered eating/sitting area. The garden is gently sloping with another seating area halfway up in a sunny position. A trellis boarder with climbing roses takes you to the top of the garden where there is a summer house, pergola and seating area with lovely field views and there are some boxed flower beds and further shrubs. Large trees to the very top of the plot give a secluded feel to the garden.

Originally built in 2000 all the bargeboards and fascias have recently been replaced with UPVC to reduce ongoing maintenance.

**TENURE** The property is freehold and vacant possession will be given upon completion.

**LOCAL AUTHORITY** East Suffolk      **Tax Band:** F    **EPC:** D      **Postcode:** IP13 8JB

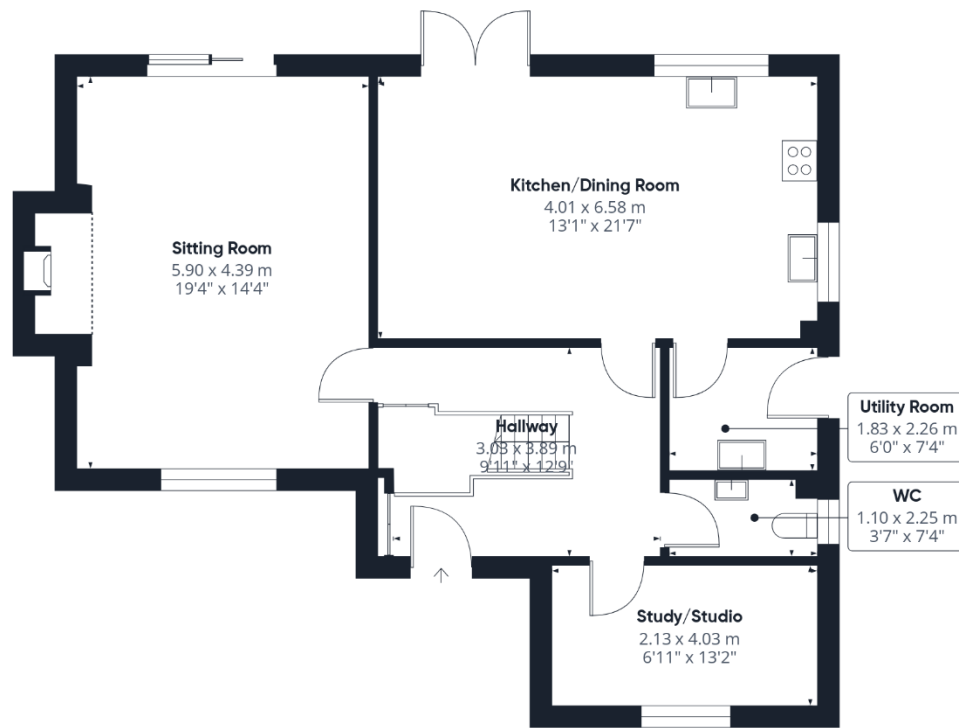
**SERVICES** Wood burner in the Sitting Room, oil fired central heating, mains water, drains and electricity

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing..



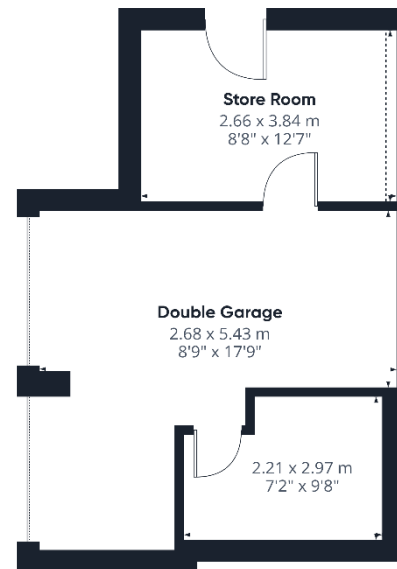




Floor 0 Building 1



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**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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