

A superb, five-bedroom detached house standing in beautiful grounds of over an acre, a short stroll from the village pub.



Guide Price

£899,500

Freehold

Ref: P7784/C

Address

Old Hall House
133 The Street
Framsden
Suffolk
IP14 6HF



Sitting room, dining room, kitchen/breakfast room, utility room, shower room, snug and study.

Four first floor double bedrooms and family bathroom.

Attic bedroom.

Lovely gardens extending to 1.1 acres.

Off road parking. Barn and garden store. Garden studio.

No forward chain.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

The picturesque village of Framsdon is deemed to be one of the most desirable in the area. There is a vibrant community with a number of events taking place both in the village hall and the community-owned pub, the Greyhound. Within walking distance is Helmingham Primary School and within cycling distance is the renowned Helmingham Hall and the soon to be opened Wades Barn which will have a café and country walks. It is understood that from Framsdon itself there is a network of 18 miles of footpaths. The village is in a pretty, rural location and is highly convenient being just 3.5 miles from the large village of Debenham, 7.5 miles from the historic market town of Framlingham and 11 miles from the riverside town of Woodbridge. All three destinations offer an array of desirable pubs and local shops, and the catchment high school at Debenham is considered one of the best in the area with the school bus running directly from Framsdon. For those who are looking at independent schools, there is Framlingham College with its prep school located within the village of Brandeston which is just 3.5 miles. The coast at Aldeburgh and Thorpeness is 20 miles with Snape Maltings concert hall being 15 miles. The county town of Ipswich is just 12 miles and here there are trains to London Liverpool Street station which are scheduled to take just over the hour. There is also a railway station at Stowmarket which is 12 miles.

Description

Old Hall House is a charming detached dwelling that has been sympathetically extended and renovated in recent years. The original dwelling, which is Grade II listed, is believed to date from the 16th Century. The house offers extensive period features such as exposed timbers, and inglenook fireplaces. Part of the house is thatched and in good order having been re-thatched with long straw in 2018.

The vendors added a contemporary extension in 2007 which created a stylish kitchen/breakfast room, along with a first floor principal bedroom and bathroom. The older part of the dwelling is of timber framed construction with brick and rendered elevations. The newer part of the house is of block construction with lime rendered elevations with the majority of the dwelling being under a clay pantile roof.



A door to the front of house leads to the hallway with coat pegs and one of three staircases leading to the first floor. Off this is the dining room that has exposed timbers, an inglenook fireplace with wood burning stove and pavement tile flooring. From here, there is access to the utility room, inner lobby, a set of stairs to the first floor and a door to the snug. The snug has a window overlooking the drive and a built in bookshelf/television recess. From here there is access to a study. This has exposed timbers and a window. The inner lobby has the third staircase to the first floor with an understairs cupboard which houses the oil fired boiler. There is a door to the kitchen/breakfast room, utility and also to the sitting room.

The cosy sitting room has a window to the front of the property which enjoys views over the landscaped garden. There is an inglenook fireplace with exposed timbers and a built in cupboard. The kitchen/breakfast room has been a most impressive addition to the house. It has French doors and casement windows on three sides which open to the main gardens. The wall units were made by Ashford and Brooks and are finished in 'bone' by Farrow & Ball with black granite countertops, a butler sink as well as a central island. The room, which has a pamment tile floor with underfloor heating, benefits from a two oven cream Aga with electric companion oven to one side. The kitchen also has a dishwasher and a fridge/freezer. The utility room has built-in cupboards, a butler sink, space and plumbing for a washing machine, water softener and further cupboard housing the hot water cylinder. There is a door to the exterior and a further door to the downstairs shower room. This comprises a WC, handwash basin, walk-in shower, towel radiator and window. Much of the room is tiled and there is electric under floor heating.

On the first floor main landing there are windows to two sides and doors off to three of the double bedrooms and bathroom. The principal bedroom, which formed part of the 2007 extension, is a delightful room with vaulted ceiling. It is triple aspect with windows to two sides and high level window at the gable end. There are oak floorboards with underfloor heating and built in wardrobes. The bathroom comprises a bath with shower above and glazed screen, WC and handwash basin. Bedroom two is a dual aspect room with exposed elm floorboards. There is a door to the front landing where staircases lead down to the front hall and rise to the attic bedroom. There is also access to bedroom three which has a window to the front, exposed timbers and elm floorboards. From here, there is a door to the main landing and a further door to bedroom four. This can be accessed independently from a further staircase to the ground floor. It has a window and shelved cupboard. The dual aspect attic bedroom has a part vaulted ceiling, exposed floorboards and windows to the front and side.

Outside

The property is approached from the street via a gravel drive flanked by a hornbeam hedge. This leads to a parking area and the front garden. This landscaped area has sculptured box hedges, roses and peonies. The main gardens are to the rear of the house and face north-west. Here there is a substantial sandstone patio area with raised beds. Beyond this is lawn along with a wild flower meadow. As well as mature trees, there is a pond which is adjacent to a willow tree, with a deck extending over part. In addition, there is a well organised vegetable garden, greenhouse and an orchard with cherry, plum, greengage, pear and apple trees.



Adjacent to the parking area is a historic barn of timber frame construction under a pantile roof. This is understood to have been dismantled from its original location and rebuilt at Old Hall House in the 1980s. It makes for an excellent garage/workshop with an additional garden store to the rear. Its is envisaged that some may look to convert it to an annexe, office or similar. In addition, is a fantastic garden studio located at the top of the garden. It is insulated, has electric heating and s decked area with views towards the house and across the garden.

All in all, the grounds at Old Hall House extend to approximately 1.1 acres.























Old Hall House, Framsden

Approximate Gross Internal Area = 225.1 sq m / 2423 sq ft

Outbuildings = 54.5 sq m / 586 sq ft

Total = 279.6 sq m / 3009 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water and drainage (modern sewage treatments plant). Mains electricity. Oil-fired central heating system with underfloor heating with radiators to part.

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 - Listed and therefore, exempt.

Council Tax Band E; £2,816.04 per annum 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;
Tel: 0345 6066067

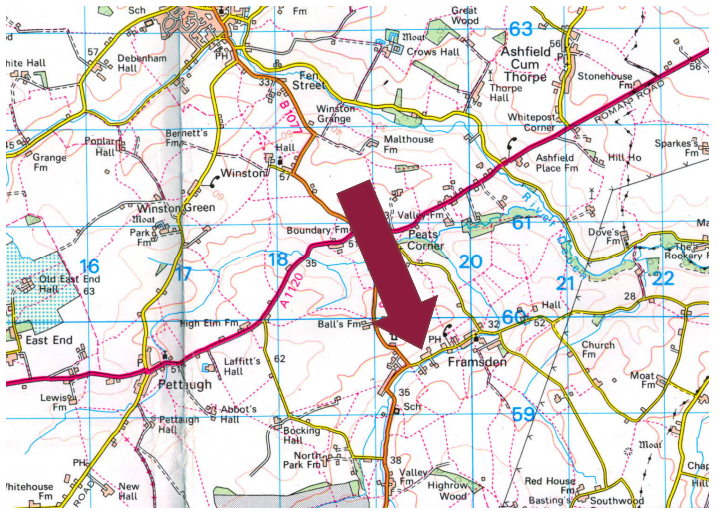
NOTES

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. This is a Buyer Ready Home with the legals already prepared. The vendor has proactively prepared the legal side of the sale with Propelr, meaning the property is fully buyer-ready. With the legal work already completed, the transaction can progress quickly and smoothly once your offer is agreed. There are no legal fees for a buyer to pay in relation to Propelr's service, and you will be introduced to Propelr once your offer has been accepted to help guide the process through to a very swift exchange.

March 2026



Directions

From Framlingham, head towards Saxtead and Earl Soham on the A1120. Upon entering Framtsden on the A1120, turn left onto the B1077 towards the main part of the village and towards Helmingham. Take the turning on the left into Framtsden village itself, where Old Hall House will be found on the left hand side,

For those using the What3Words app:
///year.stitching.broad



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.