



Broadwater Farm
Woodbridge Road | Framlingham | IP13 9LS

 FINE & COUNTRY

A Country Life



A superbly presented five-bedroom farmhouse located in a private position within mature grounds, with excellent entertaining spaces and easy connectivity through road and rail links.

The current owners were drawn to this home after visiting beautiful Framlingham Castle for a concert. The rural setting, good connectivity and well-regarded schooling made it the ideal place to bring up their children. Having fully renovated the farmhouse, they created a truly special home where history, style, and modern living came together effortlessly. Unusually the property still offers buyers the opportunity to make their own mark, with further landscaping of the grounds or renovation of outbuildings.



KEY FEATURES

- Rich In Original Character
- Beautifully renovated throughout with further potential
- Exposed beams and feature fireplaces
- Impressive music room with double-sided wood burner
- Spacious living room with garden access
- Cosy snug area
- Stunning bespoke kitchen
- Five generous bedrooms
- Excellent indoor-outdoor flow
- Tennis Court



Step Inside

Step through the welcoming entrance hall, where stairs rise to the first floor, and immediately feel the warmth and personality of this remarkable home, a place where family and friends can come together, yet equally a home that feels right when just two of you are there. To the left lies a stunning music room, centred around a double-sided wood burner set within an exposed brick fireplace. Whether playing the grand piano, drums or guitars, or relaxing to your favourite music on the turntable, this space enjoys beautiful views and an inspiring atmosphere. Designed with sociability in mind, a door from the music room opens into an expansive living room featuring a quirky wood-panelled ceiling and double doors onto the gardens. It leads to a cosy snug area, perfect for the Norwegian Hygge, evoking comfort and togetherness with a wood burner set into another charming brick fireplace, ideal for family evenings or relaxed entertaining.

Just across the internal hallway from the living room, the bespoke kitchen highlights stylish cabinetry, paired with a central island and a substantial AGA which whilst easy to cook on, also keeps the room cosy in winter. Here the layout flows so well and allows the chef plenty of scope for cooking breakfast for the masses or equally a grown-up supper for two and has ample space for a dining table positioned by double doors leading to the terrace, perfect for an effortless flow of indoor-outdoor living. The terrace just outside, continues the alfresco invitation and makes cooking and barbecuing a joy in the warmer months. A conservatory, ripe for renovation into a garden room, enhances the flow of the home, with two sets of double doors opening out to the garden. A conveniently placed cloakroom sits just off the rear entrance where a secondary staircase leads to a pretty galleried landing.







KEY FEATURES

A Lifestyle Opportunity

This home, whilst ideal as a permanent residence, a weekend retreat, or an elegant countryside escape, also offers opportunity for the entrepreneur to create a lifestyle business. The outbuildings include a large barn, smaller barn and three outbuildings all of which, in the past, had outline planning permission granted and could be upgraded to create additional accommodation for multi-generational living, a private gym, or even holiday lets. The current owners have used the barn for parties with a disco ball and bubble machine, dancing until the small hours and have hosted many memorable milestone celebrations across the grounds and outbuildings, from children's parties to baby showers, from marquees on the lawn to children camping out. Here children can enjoy an idyllic upbringing, exploring freely, building dens, playing football and tennis in safety.

Explore Upstairs

Upstairs, five generously sized bedrooms provide flexible and comfortable accommodation. The principal suite is a standout feature, an impressive, triple-aspect room filled with natural light. Exceptionally spacious and airy, it benefits from a sophisticated en-suite bathroom and external double doors to allow a wonderful breeze in summer. Set apart from the other bedrooms, it offers a wonderful sense of privacy. Bedroom two is rich in character, featuring beautiful beam work, its own en-suite, and a timeless, atmospheric décor – a real treat for guests. Three further bedrooms share a well-appointed shower room offering ample space for the family.



















KEY FEATURES

Step Outside

Accessed via a long-curved driveway past the grounds of lawns and mature trees and hedging, the home is beautifully private. The connection between inside and out is a defining feature with multiple sets of double doors from the living spaces, kitchen, and conservatory opening onto terraces and gardens, creating a seamless flow that is perfect for entertaining or simply enjoying the surroundings. Beyond the main house, a range of outbuildings offers exceptional versatility and exciting potential. A tennis court sits attractively between the main house and the outbuildings, forming a unique and sociable outdoor space. This is a fabulous suntrap so could be redesigned to create a gorgeous courtyard garden area. In addition, a vast expanse of lawn, dotted with mature trees, provides a beautiful spot for stargazing with a glass of wine, something the current owners will really miss. The area has potential for landscaping, the creation of ponds, or even equestrian use, with the outbuildings lending themselves well to potential stabling. The views across the neighbouring fields just before harvest are something to behold with the yellow hue of the crops, and the rural setting means a diverse range of wildlife visits, including deer, rabbits, a barn owl, doves, woodpeckers, and buzzards – nature on your doorstep.





KEY FEATURES

On Your Doorstep

Framlingham is best known locally for its fine medieval castle but also offers a beautiful characterful town setting where you will find day to day amenities including a doctor's surgery, a good selection of independent shops along with a Co-op supermarket, public houses, and restaurants. Schooling is well provided for with Thomas Mills High School, Framlingham College, and Sir Robert Hitcham's Primary School and Brandeston and Woodbridge close by with excellent independent schooling.

How Far Is It To....

You can enjoy both commutability and coastal fun here with Aldeburgh and the Snape Maltings Concert Hall, home to the Aldeburgh festival, both within easy reach, just eleven miles away. Charming local cinemas in Woodbridge, Aldeburgh and Leiston, offer a variety of films and live streaming from ROH, Royal Ballet and RSC. The A12 which lies just seven miles to the south provides a direct link to Woodbridge, with its sailing club, river activities and golf club. The A14 provides road links to Ipswich, London, Cambridge, and the Midlands. From Ipswich direct and branch line rail services run to London's Liverpool Street Station.





INFORMATION



What Three Words Location:

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...

///worksheet.stunts.mysteries

Services, District Council and Tenure

Oil Fired Central Heating - Mains Electricity

4K Solar Electric Panels

Water - Borehole

Private Drainage – Septic Tank

Broadband Available – Full fibre to the property but please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.

East Suffolk District Council – Band G

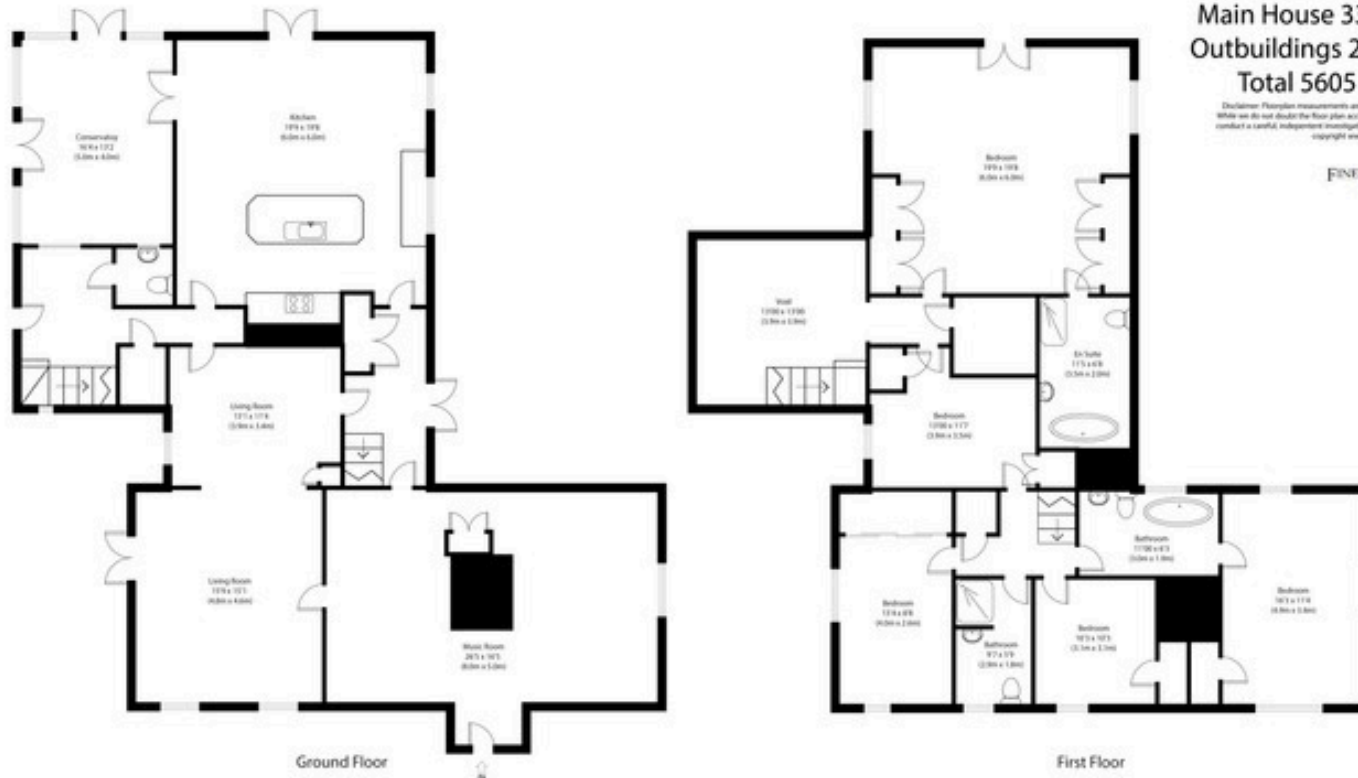
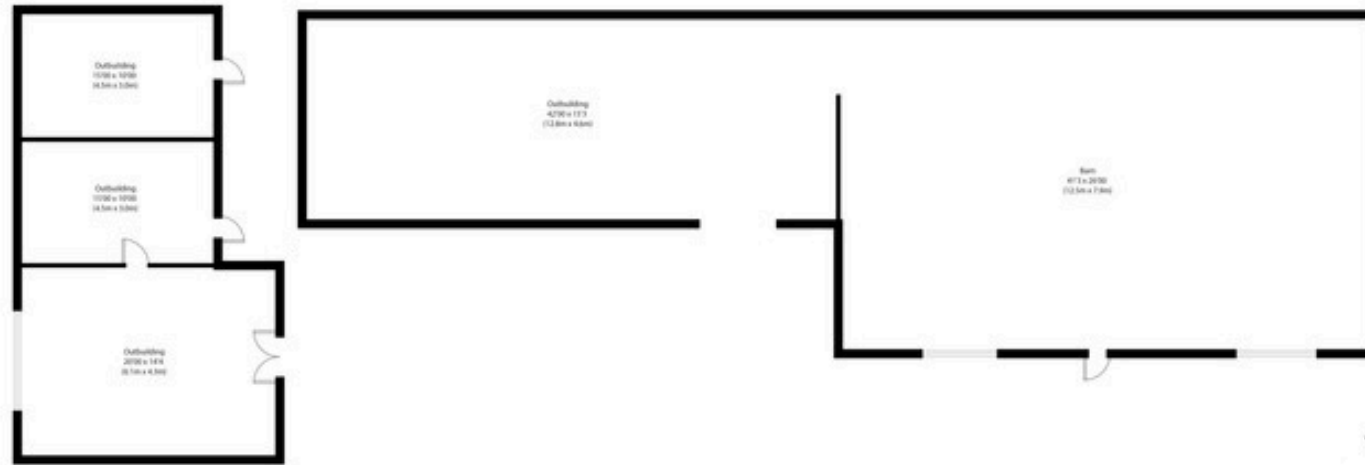
Freehold

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Approximate Gross Internal Area
 Main House 3300 sq ft (307 sq m)
 Outbuildings 2305 sq ft (214 sq m)
 Total 5605 sq ft (521 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your adviser should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photoshopstudio.co.uk

FINE COUNTRY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

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Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



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