



Coram Farm Coram Street, Hadleigh

Ipswich IP7 5NS

Guide Price £900,000

Coram Farm

An impressive and beautifully presented substantial four bedroom detached listed grade II farmhouse offering spacious living accommodation, boasting a wealth of period features throughout, an array of versatile outbuildings and benefitting from generous gardens and grounds and stunning far reaching countryside views. All located on the outskirts of the popular and vibrant Market town of Hadleigh.

Inside, the property features four elegant reception rooms including; spacious family/dining room with a brick fireplace housing a wood burning stove, living room with twin French doors leading out to the rear gardens and a further brick fireplace housing a wood burning stove, a charming snug with French doors overlooking and leading out to the rear gardens and a good sized study.

The hand built kitchen has been finished to an exceptionally high standard and comprises an island breakfast bar, range of work surfaces with storage below, range of integrated appliances, an Aga and a door to a well equipped utility room. There is also a cloakroom completing the ground floor.

On the first floor, there is a galleried landing leading to the bedrooms and bathrooms. The principal bedroom has dual aspect windows to the front and side offering beautiful countryside views and benefits from a dressing area and a luxury en-suite bathroom.



Coram Farm

There are three further double bedrooms on the first floor, all offering extensive countryside views. The family bathroom features a luxury white suite comprising a wc, wash basin, shower enclosure and a striking clawfoot bath. There are also two further WC's on the first floor.

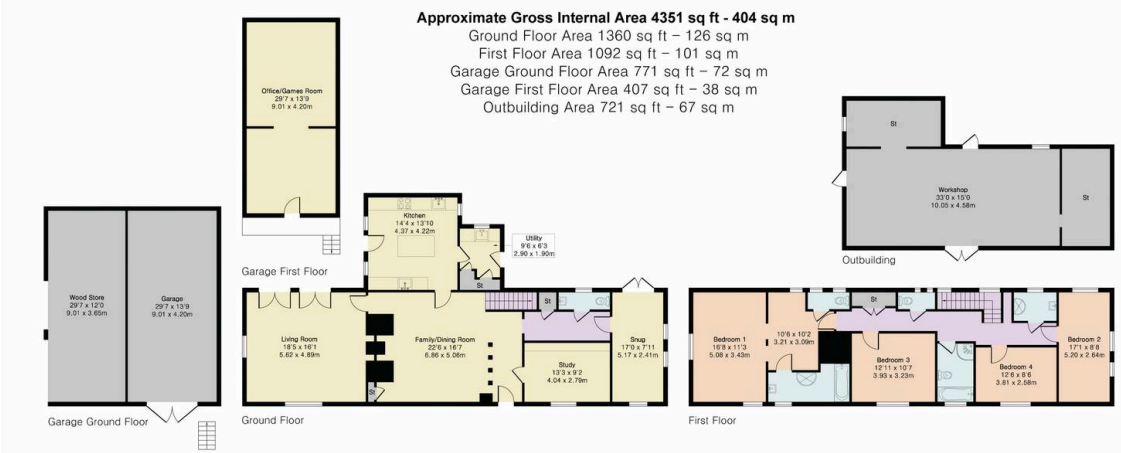
Outside, the property is surrounded by generous and well maintained gardens measuring approx 1 Acre, offering an abundance of outdoor space and a large shingle driveway provides extensive off road parking. Additionally outside, you will find a fantastic range of outbuildings including; detached garage with a first floor office/games room, wood store and a large brick barn/workshop including two storage rooms. Coram Farm has been meticulously looked after and improved by the current owners, and offers accommodation that is very flexible to suit modern living, both inside and out.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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