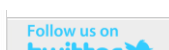


CHURCH FARM COTTAGE THE STREET FRAMSDEN



N.B. Whilst these particulars are intended to give fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein. The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the vendor nor Hamilton Smith, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available.

Like us on www.facebook.com/hamiltonsmithclaydon or follow us on www.instagram.com/hamiltonsmithclaydon



Hamilton Smith

ESTABLISHED | INDEPENDENT | EFFECTIVE

CHURCH FARM COTTAGE THE STREET FRAMSDEN

Guide Price £675,000



We are pleased to offer for sale this **RARELY AVAILABLE, DELIGHTFUL, PERIOD VILLAGE HOUSE**, together with converted barn providing further accommodation. Situated with superb, established gardens and grounds and useful outbuildings, offering a rare lifestyle opportunity with the benefit of no onward chain.

- **THREE/FOUR BEDROOM PERIOD COTTAGE**
- **MODERN FITTED KITCHEN**
- **UTILITY & CLOAKROOM**
- **REAR HALL**
- **20' SITTING ROOM WITH FEATURE FIREPLACE**
- **SEPARATE DINING ROOM**
- **INTERESTING VAULTED RECEPTION ROOM**
- **GROUND FLOOR BEDROOM/STUDY**
- **THREE FIRST FLOOR BEDROOMS**
- **FAMILY BATHROOM**
- **CONVERTED TWO BEDROOM BARN WITH KITCHENETTE & BATHROOM**
- **TWO SEPARATE VEHICULAR ACCESSES**
- **LARGE GARAGE & DETACHED WORKROOM**
- **ESTABLISHED GARDENS & GROUNDS**
- **COMMERCIAL GREENHOUSE**

www.hamilton-smith.com

2-4, Norwich Road, Claydon, Suffolk IP6 0DF Tel: 01473 833307 E-mail: claydon@hamilton-smith.com
Partners: K.W.Bahar & A.Salisbury

CHURCH FARM COTTAGE THE STREET FRAMSDEN

SITUATION: The property is set nicely back form the road within established grounds, nestled within the delightful rural Suffolk village of Framsdén. The village itself has a thriving community centered around the village hall, the community owned Greyhound public house is within walking distance. Other locations of note are Helmingham primary school which is within walking distance and Helmingham Hall and Wades Barn café are close by. The village is set within rolling Suffolk countryside, conveniently located approximately 3.5 miles from the well served village Debenham, 7.5 miles from Framlingham and approximately 11 miles from Woodbridge, all offering an excellent range of shops, pubs and amenities. The Suffolk heritage coasts including Aldeburgh and Thorpness are within easy striking distance, approximately 20 miles. Ipswich and Stowmarket are both around 12 miles away providing main line rail links to London's Liverpool Street.

Church Farm Cottage and barn offer a superb lifestyle opportunity, offering a total of up to 6 bedrooms with the barn to the rear offering independent living space. The previous owners have used the barn for commercial business for many years, there is also the opportunity to holiday let the cottage and barn to provide good amounts of income. The cottage itself dates from around the mid 1800's, of soft red brick construction with sash windows, on the ground floor there are two generous reception rooms with 20' sitting room with feature fireplace and separate dining room, also on the ground floor there is an interesting room known by the family as “The Chapel”, with vaulted ceiling leading to a further reception room. On the first floor there is a spacious landing giving access to three good size bedrooms and family bathroom. The converted barn to the rear offers the possibility of separate accommodation, providing two generous bedrooms, kitchenette, sitting room and bathroom. The gardens and grounds are a particular feature of the property with secluded front garden, excellent amounts of off road parking and large garage, further grounds to the rear with separate access provides good opportunities. On the whole an interesting and desirable property with huge potential and flexible accommodation, offered with the benefit of no onward chain.

VAULTED RECEPTION HALL: Wide staircase to the first floor, radiator.

DINING ROOM: 12' 6" x 12' 4" (3.81m x 3.76m) Chimney breast, radiator, deep understairs storage cupboard, pine ledge and brace doors, sash window to the front aspect.

SITTING ROOM: 20' 6" x 12' 6" (6.25m x 3.81m) Red brick open fireplace with brick hearth, two radiators, wall light points, inset shelved alcove, sash window to the front aspect, glazed French doors directly to the garden.

KITCHEN: 11' 8" x 7' 7" (3.56m x 2.31m) Fitted with a good range of base and wall mounted units having shaker style panelled doors and drawer fronts, fitted worktops inset sink unit, built-in stainless steel and glass double oven, chimney breast inset with black glass ceramic hob, radiator.

REAR HALL: Stone floor, built-in storage cupboard, glazed windows, door leads directly to the garden.

UTILITY ROOM: 8' 3" x 7' 3" (2.51m x 2.21m) Fitted butler style sink, plumbing for washing machine, space for tumble dryer, quarry tiled floor, floor standing oil fired boiler, window to the side aspect.

THE CHAPEL/MUSIC ROOM: 16' 9" x 11' 0" (5.11m x 3.35m) With 11'9" high ceiling with pine match boarding, wall light points, door leads to the rear lobby, two windows to the side aspects.

REAR LOBBY: Door to the garden.

GROUND FLOOR BEDROOM/STUDY: 11' 5" x 6' 2" (3.48m x 1.88m) Radiator, window to the side aspect.

FIRST FLOOR LANDING: With deep shelved airing cupboard, radiator.

CLOAKROOM: With low level wc, wall mounted wash hand basin.

BATHROOM: 9' 0 " x 7' 8" (2.74m x 2.34m) Suite comprises panel bath, independent shower enclosure with glazed screen, vanity unit with ceramic wash hand basin and storage cupboards below, towel radiator, window to the side aspect.

BEDROOM 1: 12' 7" x 12' 5" (3.84m x 3.78m) Radiator, chimney breast with adjacent arched alcove, wood effect flooring, sash window overlooking the front garden.

BEDROOM 2: 12' 4" x 12' 3" (3.76m x 3.73m) Radiator, chimney breast with adjacent arched alcove, walk-in wardrobe, sash window overlooking the front garden.

CHURCH FARM COTTAGE THE STREET FRAMSDEN

BEDROOM 3: 12' 9" x 7' 9" (3.89m x 2.36m) Radiator, window to the side aspect overlooking the garden.

THE BARN:
With it's own entrance door.

KITCHEN: 11' 4" x 9' 7" (3.45m x 2.92m) Fitted sink unit with storage cupboards below, windows to the front and side aspects.

SITTING ROOM: 16' 4" x 10' 2" (4.98m x 3.1m)

BATHROOM: 7' 9" x 7' 0 " (2.36m x 2.13m) Suite comprises corner bath, pedestal wash hand basin and low level wc, window to the rear aspect.

INNER HALL: Built-in airing cupboard.

BEDROOM 1: 13' 6" x 10' 9" (4.11m x 3.28m) Two windows overlooking the rear garden.

BEDROOM 2: 10' 6" x 10' 5" (3.2m x 3.18m) Windows to the front and side aspects.

OUTSIDE: The delightful, established gardens and grounds are a particular feature of the property offering good amounts of seclusion, set well back from the road with generous lawn to the front, mature high hedged boundaries. Gravel drive to the side with well stocked shrub borders gives access to the cottage and barn leading to a large turning and parking area, suitable for numerous vehicles leading directly to the detached, timber garage 26'9" x 16'2" with up and over door, internal inspection pit. Next to the garage there is a detached timber building 18'2" x 9'9" suitable for office, workroom or workshop. The grounds extend to the further side of the cottage with commercial greenhouse 25' x 14'. To the rear of the barn and parking area there is an extensive orchard style garden, laid to lawn with mature native hedged boundaries. As previously mentioned to the further side of the plot there is an independent vehicular access.

POSTCODE: IP14 6HG

ENERGY RATING: G - 17

VIEWING: By arrangement with the agents, Hamilton Smith, 01473 833307, or email us at claydon@hamilton-smith.com You can also visit our web site www.hamilton-smith.com



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Hamilton Smith has prepared this brochure as a general guide only. While we strive to ensure the accuracy of the information provided, all descriptions, photographs, measurements, and floor plans are for illustrative purposes and should not be relied upon as exact representations. Prospective purchasers should conduct their own due diligence and seek professional advice before making any decisions. The Agent has not tested any change of apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in images are NOT included unless specifically mentioned within the sales particulars. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.
DATA PROTECTION ACT 1998
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose providing services associated with the business of an estate agent and for the additional proposes set out in the privacy policy (copies available on request) but specifically excluding mailings and promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.