

*A handsome, well presented,
detached period house with off road
parking, situated in the centre of
Framlingham.*

Guide Price
£535,000 Freehold
Ref: P7636/C

The Hermitage
37 College Road
Framlingham
Woodbridge
Suffolk IP13 9ER



Hallway, kitchen/dining room, sitting room, study, cloakroom, utility room and cellar.

Bedroom one with en-suite bathroom, three further bedrooms and bathroom.

Off-road parking. Front and rear low maintenance gardens.

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Location

The property is situated in the centre of Framlingham along College Road. The thriving town centre is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel, Barclays Bank and a Co-operative supermarket. Off Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away. In recent years, Framlingham was voted the number one place to live in the country and is perhaps best known for its magnificent castle which is managed by English Heritage. In 2017, Framlingham was included within the top four places in the country to live by the Sunday Times. Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside, and amenities such as golf in the nearby locations of Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street Station, scheduled to take just over the hour.

Description

The Hermitage is a most impressive refurbished house that offers well proportioned and spacious rooms and a mixture of attractive period features with modern fittings. Of particular note is the kitchen/dining room with its central fireplace and attractive units. Also on the ground floor is a sitting room and study or snug with adjacent cloakroom, as well as a utility room and stairs down to a cellar. On the first floor is a principle bedroom with en-suite bathroom, two further doubles, a single room and a bathroom. Outside, the property benefits from off-road parking and low maintenance front and rear gardens.

The Accommodation

The House

Ground Floor

A front door provides access to the

Hallway

An impressive reception to the house with stairs leading to the first floor landing. Karndean flooring. Radiator. South-west facing French doors open to the rear garden. Built-in shelving cupboard. Cupboard housing a new gas fired combination boiler and slatted shelving. Opening to the rear hallway, study, sitting room, cellar and



Kitchen/Dining Room 17' x 14' (5.18m x 4.27m)

A spacious and well equipped room, the feature of which is the brick fireplace with tiled and timber surround. North-east facing heritage UPVC sash window to the front of the property with views across to the castle. Fitted with a range of high and low level wall units with Corian work surfaces and butler sink with mixer taps above. Fitted pantry cupboards and integrated dishwasher, Bosch electric oven and four ring gas hob with extractor fan above. Space for American style fridge freezer. Recessed spotlighting. Solid oak floorboards and feature radiator.



Sitting Room 13'11 x 12'11 (4.24m x 3.94m)

A well proportioned room with cast iron fireplace, timber surround and tiled hearth. Carpet floor covering. Radiator. North-east facing heritage UPVC sash window to the front of the property.



Study 11'2 x 8'2 (3.40m x 2.49m)

South-west facing window overlooking the rear garden. Brick fireplace. Carpet floor covering. Radiator. A door opens to the



Cloakroom

Contemporary circular hand wash basin with cupboard below. WC. Chrome towel radiator. South-east facing window with obscured glazing.

From the hallway, an opening leads to the

Rear Hall

Radiator. Partially glazed door to the exterior. Door to the

Utility Room 9' x 8' (2.74m x 2.44m)

Fitted with stylish high and low level wall units with space and plumbing for a washing machine and tumble drier. Work surface with stainless steel sink with drainer and mixer taps above. South-west facing window to the rear garden.



A door from the hallway leads down to the cellar. Stairs from the hallway lead up to the

First Floor

Landing

Carpet floor covering. Radiator. South-west facing window and hatch to roof space. Doors lead off to the four bedrooms and bathroom.

Bedroom One 14' x 11'10 (4.27m x 3.61m)

A spacious double bedroom with north-east facing heritage UPVC sash window with roof top view towards St Michaels Church. Fitted wardrobe with hanging rail and shelf above. Radiator. Carpet floor covering. A door leads to an

En-Suite Bathroom

Comprising bath with shower attachment and folding glazed screen. WC. Hand wash basin with cupboard below. Ladder style towel radiator. South-west facing window with obscured glazing. Recessed spotlighting.

Bedroom Two 14'6 x 8'7 (4.42m x 2.62m)

A double bedroom with north-east facing heritage UPVC sash window with fine views of Framlingham Castle. Radiator. Carpet floor covering.

Bedroom Three 11'8 x 8' (3.56m x 2.44m)

A double bedroom or spacious single with south-east facing new heritage UPVC sash window. Cast iron fireplace. Radiator. Carpet floor covering.

Bathroom

Comprising bath with tiled surround, tiled shower unit, WC and hand wash basin with cupboard below. Ladder style towel radiator. Recessed spotlighting. South-west facing window with obscured glazing.

Bedroom Four 8' x 6'8 (2.44m x 2.03m)

A single bedroom or cot room with north-east facing heritage UPVC sash window to the front. Carpet floor covering. Radiator.



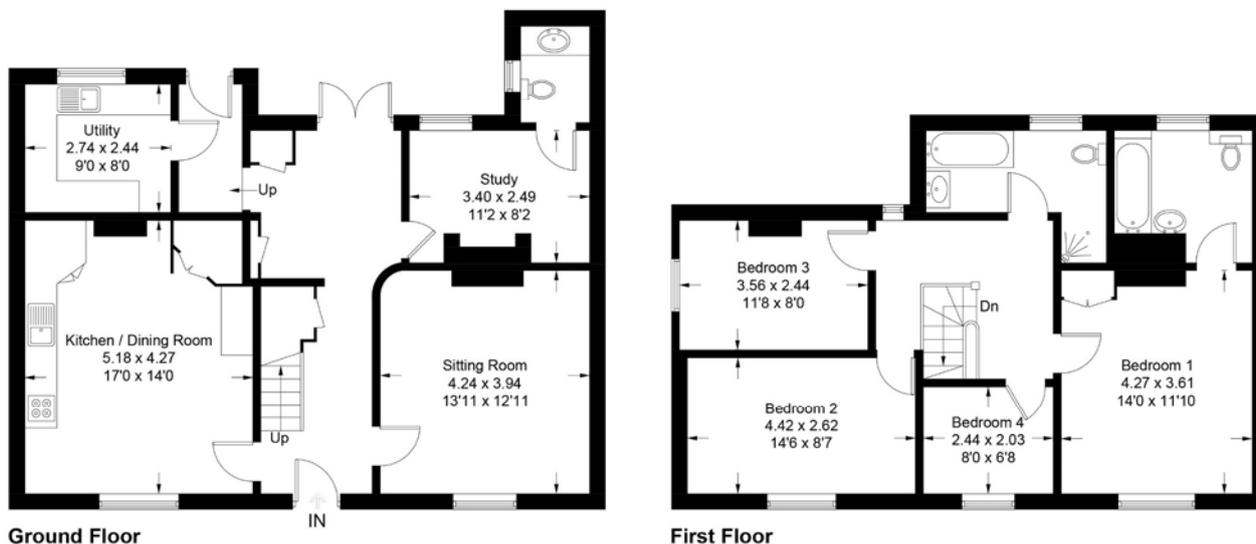
Outside

The property is approached from College Road onto a tarmac drive for a number of vehicles. As well as access to the rear garden, a gate leads to the front garden that has sandstone path leading to the front door. There is a shingle patio area and topiary border. The low maintenance rear garden takes full advantage of the sun to the south-west. It is fully enclosed by walls and fencing. Immediately abutting the rear of the house is a sandstone patio area with steps up to an area of decking which is bordered by beds. In addition are useful open fronted stores.



The Hermitage, 37 College Road, Framlingham

Approximate Gross Internal Area = 146.5 sq m / 1577 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, electricity and gas.

Broadband To check the broadband coverage available in the area click this link –
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EPC = D. (Copy available by email upon request).

Council Tax Band E; £2,746.22 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

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. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

4. The property is owned by a company. The only asset with the company is The Hermitage. Should a cash buyer wish to purchase the company, this should be a possibility.

June 2025



Directions

From Clarke and Simpson's office in Well Close Square proceed up College road passing Vyces Road on the left where 37 will be found a little further along on the left hand side.

What3words location: ///modern.lung.defensive



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