Chartered Surveyors / Estate Agents

Clarke & Simpson









The Smithy, Cooks Corner, Laxfield, Woodbridge, IP13 8FX

A striking contemporary four bedroom barn, thoughtfully designed to offer a rare balance of architectural sophistication, natural warmth and peaceful rural living, set within an exclusive development under a mile from Laxfield and 6 miles from Framlingham.

Guide Price £850,000 Freehold

P8004CC

Summary

Reception hall, open plan kitchen/dining/sitting room with 5.5m vaulted ceiling, study/snug. Principal bedroom with dressing area, ensuite shower room and private terrace. Guest bedroom with ensuite shower room. Two further spacious double bedrooms and a family bathroom. Cloakroom, plant room, boot room, 16'10 x 16'10 garage. Off road parking. Garden laid to lawn with terraces.

Features

- A high spec single storey four bedroom barn with high ceilings and expansive glazing in open countryside
- Clad in vertical black timber and anthracite standing seam with roofs of corrugated steel and black standing seam.
- A bold contemporary kitchen with top of the range Bosch appliances and Gold veined Calcutta Talla Quartz worktops.
- A mixture of Italian travatinesque floor tiles and luxury carpets with underfloor heating throughout.
- Top of the range Itna, Esteem and Proton bathroom/sanitaryware.
- Contemporary Class A acoustic slat wood panelling throughout the kitchen/dining/sitting room ceilings
- Neutralighting UK feature lighting throughout including sensor triggered under vanity unit LEDs.
- Three separate Indian Sandstone paved terraces, surrounded by a large lawned garden and enclosed by fencing.
- Communal nature gardens and paths, with an environmentally positive wildlife pond.
- With next generation Samsung heat pump, solar panels and top of the range insulation ensures very low running costs.
- 10 year warranty from ABC +

Location

The Smithy is situated within a small new prestigious development known as Cooks Corner within the parish of Laxfield. Suffolk is known for its 'big skies' and the five contemporary barns take advantage of this along with sweeping views over the neighbouring countryside. From the property are pleasant country walks along small lanes and footpaths. The sought after village of Laxfield, which has a primary school, two pubs including the renowned Kings Head (known locally as the Low House) is just under a mile away. Here there is also a small Co-op supermarket. Framlingham which is well known for its Norman Castle and vibrant Market Hill is 6 miles. This has well regarded schools in both the state and private sector. The coast with destinations such as Southwold and Aldeburgh are 17 miles. Ipswich is 23 miles with Norwich being 31 miles.

Description

The Smithy forms part of a thoughtfully conceived rural development that draws inspiration from Suffolk's agricultural heritage. Designed and constructed by the highly respected local established developer, Greenfield Durrant, The Smithy offers approximately 2900 sq.ft of single storey accommodation designed around the principles of Organic Modernism, embracing simplicity, natural beauty and harmony with its surroundings. From the spacious light and airy entrance way, the sculpted curved walls guide you through with its subtle skirting lighting to the heart of the home, an open plan kitchen/dining/sitting room with expansive dual aspect glazing overlooking the landscaped grounds. It has 5.5m vaulted ceiling, with exposed steels and subtle LED lit acoustic panelled ceiling. The bold contemporary kitchen has top of the range Bosch appliances and quartz worksurfaces. For those who want a separate reception room, there is a large study that can be used as a snug or fifth bedroom. In addition, there is a utility room, a plant room and a boot room.

All of the bedrooms are large doubles and very spacious. The principal bedroom has French doors opening out to a private terrace, a dressing room as well as a large ensuite shower room. The guest bedroom has an ensuite shower room, and along with bedrooms three and four all have 3m high ceilings. In addition, there is a significant family bathroom and cloakroom. Off road parking for 5 cars and a 16'10 x 16'10 garage with remote controlled roller shuttered door. Externally there are three separate Indian Sandstone paved terraces, surrounded by a large lawned garden and enclosed by fencing, beyond which are endless countrywide views.

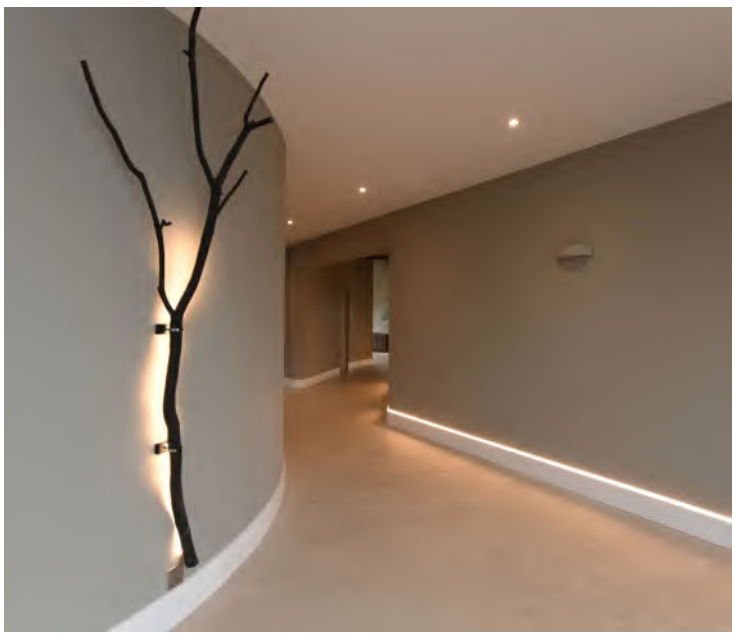












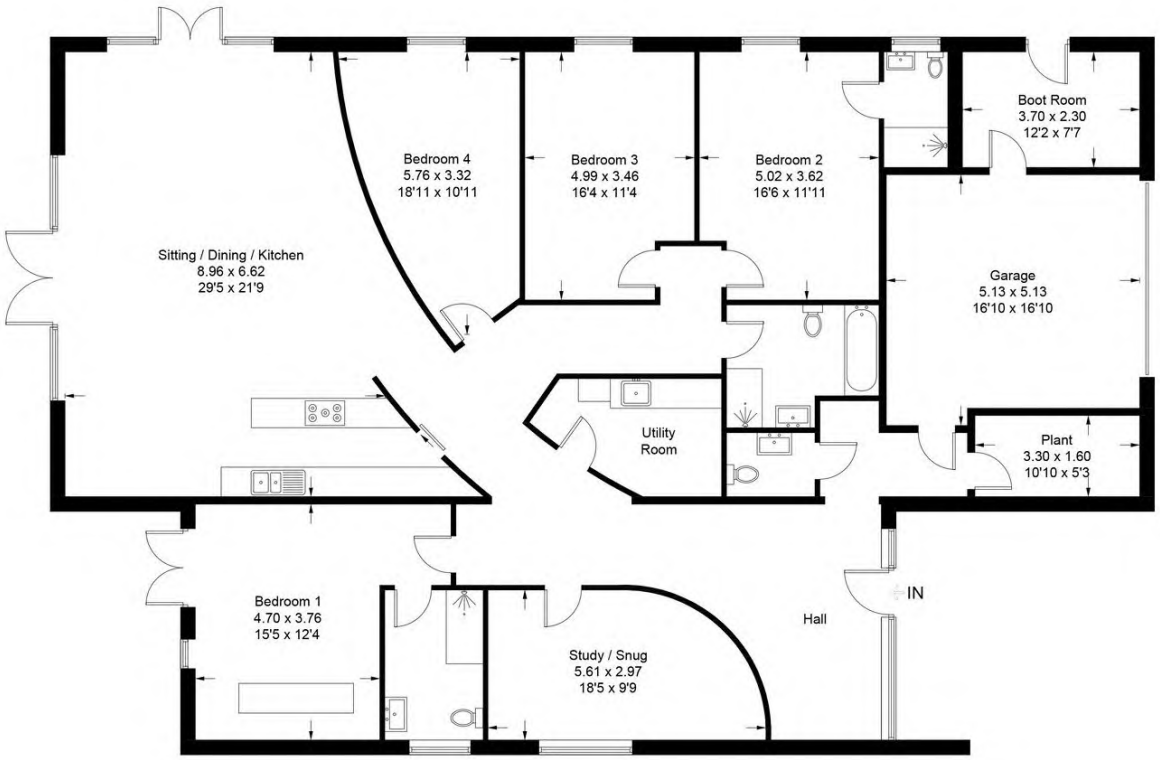




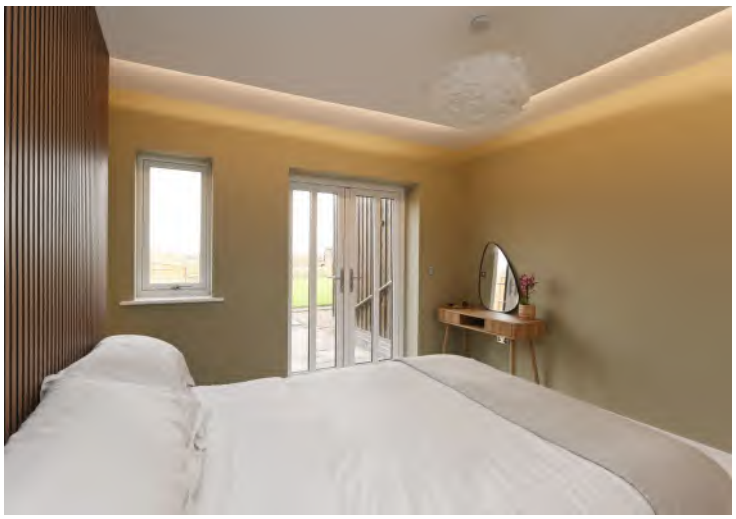


The Smithy, Laxfield

Approximate Gross Internal Area = 269.2 sq m / 2898 sq ft
(Including Garage)



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





Directions
From the centre of Laxfield with the Coop on the left, proceed out of the village and continue on the road approximately 1.25 miles. Take the lane on the right where the entrance to Cooks Corner is on the left. Please rely on What3Words rather than the (new) postcode. What3Words app: ///arrow.variation.tuned

Reservation A reservation deposit of £1,000 will be required. Please note that it is only possible to reserve one of the properties if you are in a position to proceed.

Viewing Strictly by appointment with the agent.

Services Mains electricity and water. Next generation Samsung Air Source Heat Pump. Shared sewage treatment plant.

Broadband The site will have Gigabit capability.

Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

EPC Rating = (TBC)

Council Tax To be assessed.

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

Estimated Service Charge Each of the five households will become a shareholder of the management company that is being set up. The company will manage such things as the annual servicing and emptying of the sewage treatment plant, the communal wildlife areas and the ongoing maintenance of the road and bin areas. The estimated first year costs for The Smithy is £821.

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.





Clarke & Simpson

Well Close Square, Framlingham, Suffolk

01728 724200 - Option 1

email@clarkeandsimpson.co.uk

www.clarkeandsimpson.co.uk

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

Clarke & Simpson