

The Hermitage, Framlingham

Huntingfield Estates
FRAMLINGHAM
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The Hermitage is an impressive, detached double-fronted period home, enviably situated in the heart of Framlingham, within easy walking distance of the town's excellent range of shops, restaurants, cafés and other amenities. Set back from the road and elevated behind a retaining wall, the property presents an attractive, grey-painted façade beneath a traditional pantile roof, complemented by beautiful and practical modern double-glazed sash windows. To the left, a generous tarmac driveway provides ample parking and turning space for several vehicles, while a small front garden sits directly in front of the house.

Internally, the property has been thoughtfully renovated and modernised, successfully blending contemporary comforts with an abundance of retained period charm and character. The ground floor offers a spacious kitchen/dining room, alongside an attractive sitting room featuring a period fireplace and sash window overlooking the front. There is also a further reception room to the rear, together with a generously proportioned utility room and access to the garden.

An elegant Georgian staircase sweeps up to the first floor, where there are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, complemented by a family bathroom.

The rear garden can also be accessed via a side gate and has been thoughtfully landscaped to create an ideal space for relaxation and entertaining. French doors open onto a paved terrace, with steps leading up to a substantial decked area, perfect for outdoor dining. The garden is further complemented by established borders and a variety of mature shrubs, providing an attractive and established setting.

This house would make a perfect family home and is offered with * NO ONWARD CHAIN.***

THE HERMITAGE – INTERIOR: A striking central reception hall sets the tone, with sweeping staircase, period storage, Kardean flooring and French doors opening onto the garden. The hall also provides access to a useful cellar.

The kitchen/dining room is a superb family space, combining far-reaching views towards the castle with a feature fireplace, bespoke-style cabinetry, Corian worktops, butler sink and solid oak flooring.

The sitting room is elegant and inviting, centred around a period cast-iron fireplace, while a cosy snug/office provides a more relaxed space with garden outlook and cast-iron log burner.

A practical utility room and contemporary cloakroom complete the ground floor.

Upstairs are four bedrooms, including a generous principal bedroom with fitted wardrobe and ensuite. Bedrooms two, three and four offer excellent flexibility, with sash windows, period fireplaces and tongue-and-groove detailing adding character to bedroom 2.

The stylish family bathroom features a large bath, separate walk-in shower and contemporary bathroom fittings.

A characterful home where period features, generous proportions and views towards the castle combine beautifully.

THE HERMITAGE – EXTERIOR: Elevated and set back from College Road, The Hermitage is approached via a generous tarmac driveway with ample parking for several cars but only a very short walk to the centre of Framlingham. A sandstone pathway leads to the front door. The front garden is low maintenance with shingle and established hedging.

The private rear garden features a sandstone terrace, raised deck and well-stocked borders, creating an attractive, low-maintenance space ideal for outdoor dining and entertaining.

Early viewing is highly recommended on this elegant home in the centre of Framlingham one of Suffolk's most sought-after market towns.





LOCATION: The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill and is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice-week market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award-winning state secondary school, Thomas Mills and a primary school (all within easy walking distance). Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY East Suffolk

Tax Band: E

EPC: D

Postcode: IP13 9ER

What3Words: ///investors.mile.tolerable

SERVICES: Mains Gas, mains drainage, water and electricity.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.





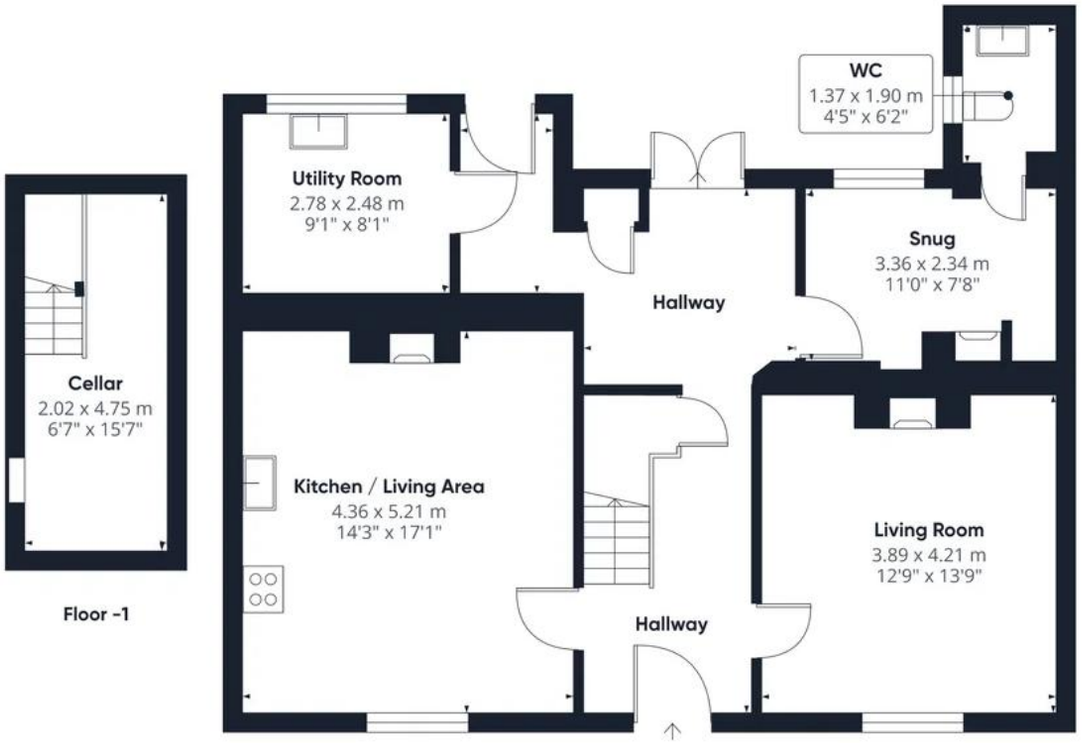


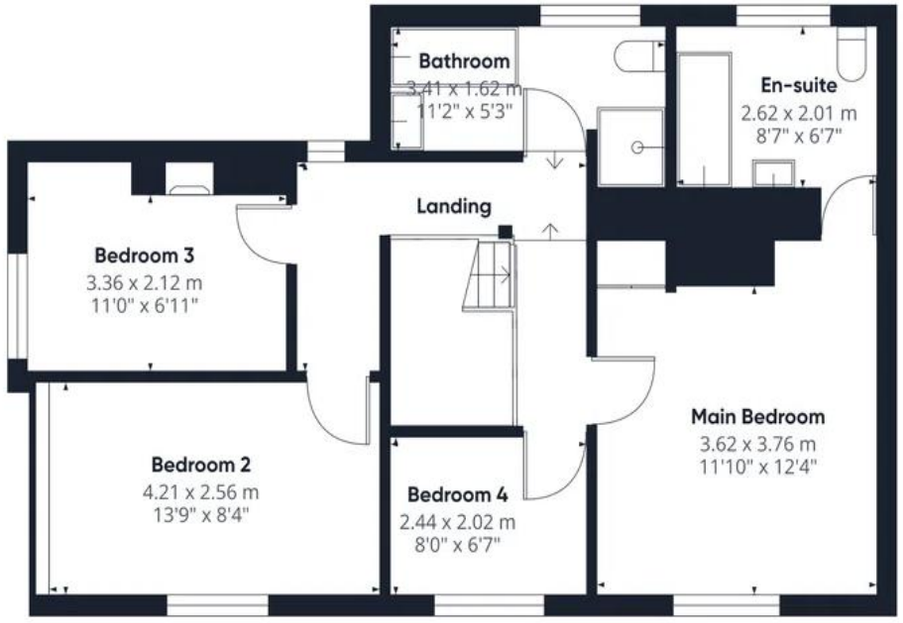














Approximate total area(1)

114.5 m²

1231 ft²

Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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