



Sheepfold, Bedfield Road, Earl Soham, Suffolk, IP13 7SL



Huntingfield  
Estates  
FRAMLINGHAM

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**GUIDE PRICE: £950,000 subject to contract**

**Sheepfold is a most stunning and imposing GRADE II Listed period property full of period features, too many too mention set in fabulous grounds of just over 1.3 of an acre (sts) \*\* WORKSHOP\*\*SINGLE GARAGE\*\* COUNTRYSIDE VIEWS\*\***

**LOCATION** The property is located on the edge of the much sought after village of Earl Soham. The village benefits from a country pub 'The Victoria', village hall, bowls club, tennis club and the prize winning butchers; Huttons of Earl Soham. There is also a primary school, doctors surgery and regular bus service. The village church dates back to the 13th Century and Church Cottage is located approx 3 miles from the market town of Framlingham which has a range of independent shops and cafes and is home to the twelfth century Framlingham Castle #castleonthehill. The heritage coastline, where you can find the charming coastal resorts of Aldeburgh and Thorpeness, is approx. 35 minutes drive.





**SHEEPFOLD - INTERIOR** Sheepfold has a part, coloured glazed door leading into a large porch with space for shoes and coats and an Entrance Door leads into the hallway. To the left is the capacious Sitting Room with mullioned windows in deep recesses either side of the Inglenook Fireplace with bressumer beam and a large Wood Burner sits on a hearth. The room is light and airy having windows on each aspect. A study area is at the rear of the room which has solid oak flooring throughout and double doors lead into the Conservatory.

The Conservatory has doors to the kitchen and double doors giving access to the patio and views over the garden, pond and countryside beyond. To the right of the Entrance Hall is the generous Dining Room which is dual aspect with views over to the side and front. An original panelled door has shelving and serves as a great drinks cabinet or storage.

A corridor leads down into the contemporary kitchen which has a range of oak cupboards with Corian worktops over, butler sink with mixer tap with window over and a further window making the kitchen dual aspect, space for a rangemaster (serviced by bottled gas), space for a dishwasher and American style fridge/freezer. A door opens into a shelved pantry giving ample storage. There is plenty of space for both a sofa and dining table for entertaining, double low doors leading out to the rear garden enabling lovely views.

There is both a Utility Room with a window housing the oil fired boiler and having space for a washing machine, space for a further appliance, water softener and stainless steel sink, drainer and mixer tap with cupboards over and a downstairs cloakroom which comprises a wc and wash hand basin and space for a wardrobe for coats etc.

The stairs rise out of the Entrance Hall onto a landing with a large window overlooking the rear garden. To the right is the Principal Suite with a mullioned window and further window and having plenty of character. An opening leads through into a spacious Dressing Room with open shelving and hanging wardrobes, further cupboards and a seating area overlooking the rear garden which, in turn, leads to a large walk in shower cubicle, close coupled wc and wash hand basin.

To the left is a further generous dual aspect bedroom with floor to ceiling wardrobes to one wall, and behind two panelled doors is further storage each with a mullioned window. The Family Bathroom, like the rest of the property is full of character and has a double ended bath with mixer taps, shower over, wc and wash hand basin with a window overlooking the front garden. A door hides a steep staircase up to two further bedrooms, both with dormers, having built in cupboards . mullioned windows and oozes character. This completes the accommodation of Sheepfold which has to be seen to fully appreciated. Please call us on 01728 724566 for viewings - IT WILL NOT DISAPPOINT





**SHEEPFOLD - EXTERIOR** Sheepfold would originally have been a moated property as there are ditches surrounding the property and has two ponds. The front hedging to the property is yew and unusually cut into different shapes. The main body of the garden is laid to lawn and been tenderly maintained and abounds with local wildlife. There are a huge variety of trees in the plot including field maple, walnut, fig and three mature oaks. Flower beds have a plethora of plants and shrubs and patio areas giving plenty of space for "al fresco" dining in the most beautiful of settings. A workshop can be accessed from both sides and has right of way to approach via double doors and via the driveway to the property. This is some 75ft x 25ft with light and power and, subject to planning permission, could be converted to a large annexe. A single garage to the side has an up and over door, light and is perfect for a further vehicle or storage and to the side of the workshop is a large parking area too.

**SERVICES** Oil fired central heating, private drainage, LPG for cooking, mains electricity and water.

**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

Local Authority: East Suffolk

EPC: Exempt

Tax Band: F





**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.

### Huntingfield Estates

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