



Double Street, Framlingham, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

01728 724566  
huntingfieldestates.co.uk



A stunning, C17 timber framed Grade II Listed, cottage with clay pantiles situated in the most prestigious road of Double Street, Framlingham **\*\*NO ONWARD CHAIN\*\***

**LOCATION** The property is a stone's throw from the Market Hill in Framlingham. 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 weekly 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. 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.



- Sitting/Dining Room with wood burner
- Kitchen
- Downstairs Shower Room
- Large Main Bedroom
- Courtyard Garden
- Prestigious road in Framlingham
- Walkable to the town

**DOUBLE STREET - INTERIOR** An Entrance Door leads straight into the Sitting/Dining Room. This room is light and airy being dual aspect and has a large inglenook fireplace with bressumer beam over and a Wood Burner nestles on a brick built hearth and the room has lovely oak flooring. There is plenty of space for a dining table and chairs in the recess. A huge understairs cupboard with light and power has shelving and has space for a freezer or further appliance. An oak door leads through to a fitted kitchen with oak base units and painted wall cabinets with granite worktops, one and a half ceramic sink with mixer tap with window above overlooking the courtyard. There is space for a washing machine and under counter fridge. A bespoke shelving unit has been built to one wall giving plenty of further storage. A further door leads through to the Shower Room which comprises a shower cubicle with newly fitted electric shower, wash hand basin on a pretty wood cabinet, close coupled wc with a window over. A rear door leads out to the courtyard. From the Sitting Room an oak door leads up a wide staircase to a stunning Bedroom with two windows overlooking the front, wide floorboards, studwork to all walls, brick open fireplace. This completes the accommodation for this MUST SEE property to be fully appreciated. Call 01728 724566 to book a viewing.



**DOUBLE STREET - EXTERIOR** There are double gates leading down a brick pathway to a small walled courtyard garden which has been recently planted up and is completely charming. Please note the neighbours have a right of way into their garden across the courtyard.

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

LOCAL AUTHORITY - East Suffolk

Tax Band: A

EPC: EXEMPT

Postcode: IP13 9BN

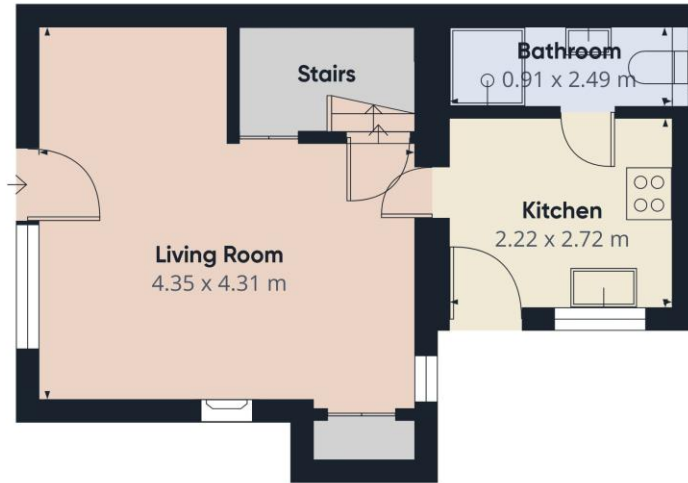


**SERVICES** Woodburner to Sitting Room, mains drains, water and electricity. The current vendor has installed new Fischer electric heaters to the property.

**FIXTURES AND FITTINGS** All Fixtures and Fittings are excluded from the sale but can be purchased via separate negotiations if required and the vendor is open to selling some or all of the furnishings. Please ask for **further details**.

**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<sup>(1)</sup>**

43.61 m<sup>2</sup>

**Reduced headroom**

1.62 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

----- Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**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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