



The Old Mission Hall, Badingham, Suffolk



The Old Mission Hall in Badingham is a spacious property and also benefits from a separate ANNEXE AND a 60sqm DOUBLE GARAGE AND OFFICES all in 0.3 of an acre (sts)

LOCATION Badingham is a pretty village and benefits from a café and local crafts, open occasionally, St John the Baptist Church and the well renowned public house The White Horse. There is a bowling green and this village has a real community having a well used village hall. Framlingham is approximately 4 miles away and has a twelfth century castle and church. The Market Hill 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. It is highly rated for Schools, both independent and state, with Thomas Mills having recently been given a "world class school" award. Saxmundham train station is 7.7 miles approx. from the property with links via Ipswich train station which offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 15 miles away.

GUIDE PRICE: £725,000



- Four Reception Rooms
- Four Bedrooms
- Three Bathrooms
- Kitchen/Breakfast Room
- Conservatory
- Annexe with 1/2 Reception
- Approx 0.3 acre Plot (sts)
- Double Garage
- Office & Storage
- Parking for several vehicles

THE OLD MISSION HALL - INTERIOR You are welcomed into a Porch with space for coats and shoes. To the right of the Entrance Hall is a newly fitted Shower Room with extra long shower cubicle, built in vanity unit with a marble work top, close coupled wc, wash hand basin and tiled floor with underfloor heating. The Sitting Room is light and airy having two windows overlooking the rear garden. There is a pretty cast iron fireplace with slate hearth and tiled surround housing a multi fuel burner. To the left and right of the fireplace recess are cupboards and shelves above. The Dining Hall has plenty of space for entertaining with a window overlooking the front and beyond the staircase is Bedroom 4 which also has a window to the front. The Kitchen/Breakfast Room which is off the Dining Hall has a range of light grey wall and base units with marble worktops over, inset sink and drainer with mixer tap and window above, double eye level oven, gas hob (bottled gas) space for dishwasher, fridge and freezer. The Kitchen also benefits from a deep, large pantry. There is plenty of space for a breakfast table and chairs. A door leads into a Utility area which has space for a washing machine with a tumble dryer stacked, coat hooks and the most stunning doors (which would have been the original entrance into the Old Mission Hall) lead into the Conservatory which has a door to both sides leading out into the garden and the patio area. A staircase from the Dining Hall rises up to a small landing with a shelved airing cupboard and a door leading into the Principal Bedroom with built in wardrobes, window to side, and a door leading to an En Suite Bathroom comprising bath with shower over and shower screen to side, close coupled wc, contemporary sink in a vanity unit and a tiled floor with underfloor heating. From the Entrance Hall there is a door into a Study with a window to the front. Stairs lead up to the other side of the property where there is a large double bedroom with access to the eaves, Velux window and a single bedroom again with access to the eaves and a Velux window. There is a further Shower Room with corner shower cubicle, wc and wash hand basin, again, benefitting from a tiled floor with underfloor heating. This completes this very versatile property which would suit a variety of purchasers.

THE OLD MISSION HALL - EXTERIOR To the side of the property is a shingled drive with a five bar gate leading down to the Annexe and Double Garage. The double garage has up and over doors, light and power and at the back of the left hand garage are further doors leading into a spacious office and potential further office being in total 60 sqm and has a personal door and window to the garden. The garden has a designated vegetable patch, two greenhouses, two sheds, large lawn area, seating areas, patio area perfect for outside dining. There are two side gates one by the Annexe and a wrought iron gate next to the Old Mission Hall giving access to the drive and garages.



The Annexe comprises a Conservatory overlooking the garden and leads into a spacious Sitting/Dining Room/second Bedroom. An Hallway gives access to a small Kitchen with space for a cooker, washing machine and fridge/freezer. A bathroom has a bath, wall mounted wash hand basin and wc with opaque window above. The Main Bedroom is of a very generous nature which is dual aspect.

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

LOCAL AUTHORITY East Suffolk **Tax Band:** F **EPC:** D **Postcode:** IP13 8LF

SERVICES Mains drainage, water and electricity. Oil fired central heating, solar panels, UPVC double glazed throughout, Multi Fuel to Sitting Room.

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.



Annexe with Conservatory, Sitting/Dining Room, Kitchen, Bathroom and Bedroom





Approximate total area⁽¹⁾
1119.96 ft²
104.05 m²

Reduced headroom
35.15 ft²
3.27 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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Approximate total area⁽¹⁾
567.61 ft²
52.73 m²

Reduced headroom
46.20 ft²
4.29 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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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.

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