



North Green Farmhouse



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FRAMLINGHAM

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## North Green Farmhouse

North Green | Saxmundham | Suffolk

**GUIDE PRICE: £1,350,000**

North Green Farmhouse offers exceptional living space and combines style, sophistication, and comfort, promising a luxury lifestyle living experience in this magnificent property, all in approximately 4 acres (sts).

North Green Farmhouse lies just outside of the small village of Kelsale, a quiet village with a farmshop, café, Kelsale club and bar and a short drive to The Poachers Pocket which is the nearest public house to the property. Saxmundham is a just two and a half miles away and has a range of independent shops together with Waitrose and Tesco supermarkets, restaurants and cafes and is a busy market town. There is a railway station in Saxmundham via Ipswich to London Liverpool Street Station which takes approx. two hours. The heritage coast is approximately just over 7 miles to the stunning seaside town of Aldeburgh and just over 6 miles to Thorpeness. North Green Farm is surrounded by open countryside and the lanes are designated by the local authority as Quiet Lanes.





## INTERIOR

The original studded Entrance Door welcomes you into North Green Farmhouse straight into a capacious Drawing Room with engineered oak flooring, exposed beams, multi fuel burner set in an Inglenook fireplace on a brick-built hearth, heavily beamed with a stunning Oak Staircase with feature window. Left takes you into a light and airy dual aspect Dining Room, again with engineered oak flooring, exposed beams and a wide opening into the Kitchen/Breakfast Room. There is porcelain flooring throughout this room. The Kitchen has a bank of 4 ovens, steam oven, multi-functional oven and microwave and two fan ovens and two warming drawers, induction hob with extractor above, double butler sink and mixer taps above, window above and further windows making it light and airy, There is an American Fridge/Freezer, integrated dishwasher, stunning Island unit with seating for four and cupboards below and deep drawers to the other side with lighting above. There is a wood burner and in the Breakfast Room there is a window overlooking the side garden. There is also a door leading down to what could become a wine area or pantry as required. Off the Drawing Room is a lobby area with a window and a stable door leading out to the rear garden. To the left is a Study with a window to the rear and to the right is a large, dual aspect, Utility Room and cloakroom with a range of full height grey high gloss wall and base units, butler sink, space for washing machine and tumble dryer and close coupled wc. A further reception room is dual aspect with exposed beams, brick-built fireplace with a multi fuel burner. Upstairs on

the Landing there is a large storage cupboard and shelved airing cupboard. The Principal Suite has a Bathroom to the left comprising large shower cubicle, bath, vanity unit incorporating a wash hand basin, close coupled wc and heated towel rail. A window overlooks the rear garden. The Bedroom area is approached up a couple of steps which is beamed and has exposed timber and has an extensive range of built in wardrobes, shelving units and window seat with storage under and the room is dual aspect. There is a further deep wardrobe area. Bedroom 2 is dual aspect and has a range of floor to ceiling wardrobes, an En Suite Shower Room with walk in Shower with screen to side, wc and wash hand basin, heated towel rail. There are three further large bedrooms and a small single bedroom which could become a further Bathroom, if required. Family Bathroom has a four-piece suite comprising large walk-in shower cubicle, bath with mixer taps, wash hand basin in a vanity unit and close coupled wc. This completes the accommodation of this amazing property which has to be seen to be appreciated. **Please call 01728 724566 to book a viewing**

## EXTERIOR

To the front of the property is a double white five bar gate giving access to an in and out drive, numerous parking, grounds of approx. 4 acres (sts) with a large pond to the rear, open countryside views to three sides.



## PROPERTY INFORMATION

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

**Local Authority:** East Suffolk

**Tax Band:** G

**EPC:** Exempt

**Postcode:** IP17 2RL

**SERVICES:** Oil fired central heating, mains electricity, water and private drainage. Underfloor heating throughout the downstairs, refurbished leaded light windows and secondary double glazing throughout, two multi fuel burners and a wood burner. New oak doors throughout.

**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. At the north western corner there is a short length of public footpath.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
378.54 m<sup>2</sup>

Reduced headroom  
3.47 m<sup>2</sup>

(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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**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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