



Rose Cottage



Huntingfield
Estates
FRAMLINGHAM

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Rose Cottage,

Badingham | Woodbridge | Suffolk

A delightful FOUR BEDROOM beamed cottage with potential for an ANNEXE. There is garaging for at least six vehicles PERFECT FOR A CLASSIC CAR ENTHUSIAST **PLOT IS APPROX HALF AN ACRE (STS)**

LOCATION Badingham is a well-regarded village with a popular village pub, The White Horse, and its adjoining bowls club. There is also a village hall hosting a variety of community events for all ages. Badingham is situated just 4 miles to the north-east of the historic market town of Framlingham, which is best known for its fine Medieval Castle, but also benefits from a good selection of shops, restaurants, dining pubs, medical centre, and library, as well as good schooling in both the state and private sectors. The county town of Ipswich is about 22 miles to the south, with rail services to London Liverpool Street station taking just over the hour. The Heritage Coast, with the popular centres of Snape Maltings, Southwold, Dunwich, Walberswick, Thorpeness and Aldeburgh is approximately 15 miles to the east.

GUIDE PRICE £650,000





INTERIOR

A part glazed Entrance Door welcomes you into the Entrance Hall and to the left is a spacious Dining Room with a pretty cast iron fireplace (currently blocked off) in a brick surround and a window to the front, beams and stud work. A step down leads into the Snug which is dual aspect and has a closed fireplace. A step down into the newly fitted Kitchen which has a range of sandstone base units with solid wood worktops above, eye level electric double ovens, integrated Neff induction hob with downward extractor, integrated dishwasher and under counter fridge. In the rear lobby there are further matching kitchen units for storage and space for a fridge/freezer. A Utility/Shower Room leads off from the rear lobby and comprises a butler sink, walk in shower cubicle, wc and there is plumbing for a washing machine with space on the work surface for a tumble dryer. A couple of steps off the rear lobby take you back in the Entrance Hall giving the whole of the downstairs a lovely flow. To the right of the Entrance Hall is the Sitting Room which is of a generous nature and has a window to the front. There is an open, working, brick-built fireplace, beams and stud work. A staircase leads to the landing which has a window to the side and built in wardrobes. Two steps up to an inner landing where you will find the Main Bedroom which is dual aspect with a vaulted beamed ceiling, built in cupboards with shelving above, pretty cast iron fireplace and grate with tiled inserts and cast iron painted surround. There are two further double bedrooms on this level both with beams and

stud work and both having windows to the front. On the main landing there is a fourth double bedroom with a window to the side currently being used as a study. The Family Bathroom comprises a white suite with bath with shower over and shower screen to side, wc and wash hand basin and there is an opaque window. This completes this generous accommodation which would suit a variety of purchasers.

EXTERIOR

To the front of the property is parking for numerous vehicles. To the right of the cottage is what used to be a shop but could easily be converted into a generous annexe as it already has a toilet and wc, power and lighting. Behind this is a large workshop with tall roller shutter doors giving access to a large workshop with space for several cars and workbenches. Both workshops have plenty of windows giving ample light. To the right of the workshops is a garden which could be a separate garden for the annexe if required. To the rear of the property is a delightful garden with vegetable patches, green house and oil tank to one side and the rear garden is mainly laid to lawn with plenty of seating areas. There are two wooden sheds perfect for bikes, wood etc. and attached to the workshop there is a home office with sliding doors and windows to front and rear with a screened patio area. The whole plot size is approx. half an acre (sts).



PROPERTY INFORMATION

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

LOCAL AUTHORITY Mid Suffolk

Tax Band: D

EPC: F

Postcode IP13 8LY

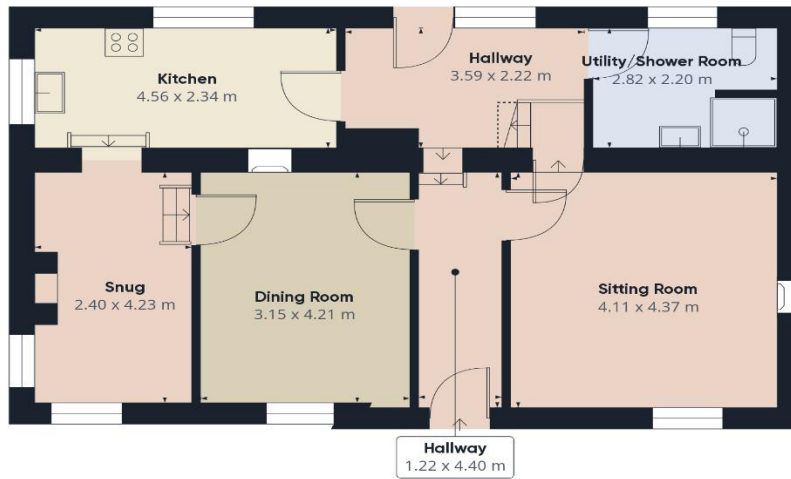
What3Words: [///drop.shippers.lunching](https://www.what3words.com/#!/drop.shippers.lunching)

SERVICES Oil fired central heating and open fireplace to the sitting room, private drainage, mains water and electricity. Double glazed 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. **Please note that the original petrol pumps have been removed, decommissioned and signed off by trading standards.**





Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

142.69 m²

Reduced headroom

2.95 m²

(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.

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