



Honeysuckle Holidays, Monk Soham, Suffolk



Guide Price: £495,000

An interesting proposition of EIGHT HAND MADE SHEPHERD HUTS with great potential to expand **ON SITE SHOP AND RECEPTION ** ALL IN SIX ACRES (STS)

LOCATION Monk Soham is a village just miles northeast of Debenham and six miles northwest of Framlingham. Debenham benefits from a range of excellent amenities including a CO-OP supermarket, greengrocers, butchers, bakers, hardware store and newsagents. As well as a library, pharmacy, doctors and The Woolpack public house. The village is also served by Debenham High School which has been rated by Ofsted as outstanding and a primary school. The county town of Ipswich is approximately 13 miles to the south and Stowmarket is just over 10 miles to the south-west. Both offer further amenities as well as a mainline railway station providing direct links to London Liverpool Street, the journey schedule from Ipswich taking just over the hour. 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.



HONEYSUCKLE SHEPHERD HUT - INTERIOR Each Shepherd Hut, of which there are eight have underfloor heating, kitchen area with under counter fridge, built in electric oven, induction hob, composite sink with mixer tap over, window over, dining table and benches and each hut sleeps four people, a double bed and two singles underneath. There is a full shower room with Corner Shower cubicle, wc, wash hand basin and heated towel rail. Every hut has its own little garden area with bench seating and BBQ. A viewing of the site is a must to see the great potential being offered on a six-acre site (sts) with scope for more Shepherd Huts or space for an indoor games area. The sky is the limit and the vendors have said that it really has not reached its true potential.

HONEYSUCKLE HOLIDAYS - EXTERIOR The site sits in six acres with great potential for a discerning purchaser. There is plenty of parking for all the huts and it benefits from a Shop and Reception Hut which has fridges and shelving for all the basics. A reception area which has a small kitchenette area and a toilet for the staff. This is a massive bonus for the site and is very easily maintained.

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

Postcode IP13 7EN

SERVICES Underfloor heating in every hut and heated towel rails in the shower rooms, mains water and electricity and private drainage.

FITTINGS AND FIXTURES Each hut comes fully equipped

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.





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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