

A five bedroom former Victorian school, that now requires updating and modernisation, with generous driveway, in the centre of the accessible village of Parham.

Guide Price
£450,000 Freehold
Ref: P7453/J

The Old School
Main Road
Parham
Woodbridge
IP13 9LZ



Entrance hall, 35' open plan sitting and dining room, kitchen/breakfast room and boot/utility room with WC.

Principal bedroom with ensuite shower room, guest bedroom with ensuite shower room, three further bedrooms and bathroom.

Generous tarmac driveway.

Garden to the front and courtyard garden to the rear.

Contact Us



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Location

The Old School House will be found in the centre of the well regarded and accessible village of Parham, between Framlingham and Wickham Market. Framlingham is perhaps best known for its historic castle and highly regarded public school, Framlingham College. The town offers a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre, Sir Robert Hitcham's Primary School and Thomas Mills High School. The Heritage Coast is just a short drive away and offers picturesque beaches, sailing facilities, stunning forest walks, cycle rides and popular public houses. The world famous Snape Maltings Concert Hall is within easy reach (8½ miles), and there is also bird watching at the RSPB centre at Minmere (15½ miles). For the commuter, Parham offers good road links via the A12. There is also a nearby railway station located at Campsea Ashe, near Wickham Market, with regular trains to London Liverpool Street via Ipswich.

Description

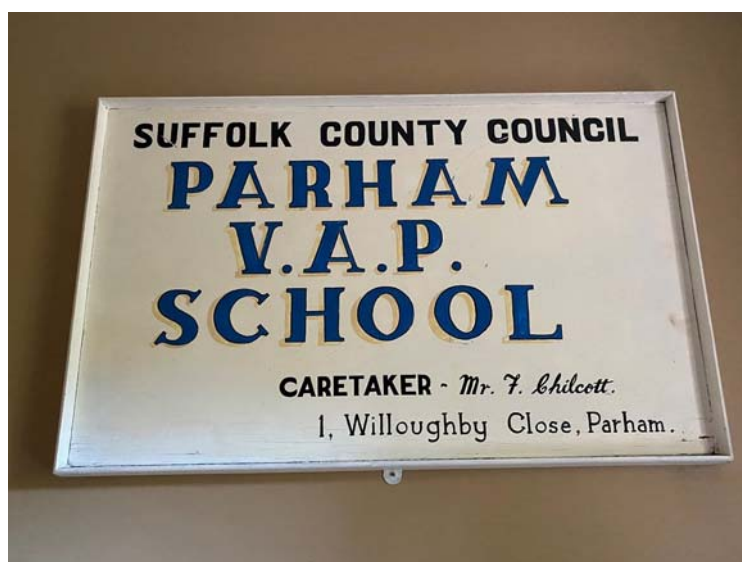
As the name suggests, The Old School originally served as the primary school for the village before it was closed in the 1980s. Being of the Victorian era. The Old School still possesses some wonderful original features including the detailed facing brick work, large windows providing plenty of light throughout the ground floor and a wonderful, open plan and multifunctional reception room, that we understand originally served as the classroom.

The Old School is attached to the original Teacher's House, which is a separate independent dwelling, and whilst the accommodation within the school house is serviceable, the property does now warrant a program of renovation and refurbishment throughout.

Some of the first floor ceilings show evidence of water ingress. The vendors have spoken to a roofing contractor, who advised that the worst of the water ingress was from a block back gutter which has now been cleared. A cracked slate was also found which has been replaced/repared, but likewise the roof is probably now due to be overhauled.

The Old School offers a very good amount of accommodation, extending to nearly 2,200 sq ft (200 sqm) in all comprising an entrance hall, impressive, open plan multifunctional reception room, kitchen/breakfast room and boot/utility room with WC on the ground floor. On the first floor there are five bedrooms; a principal bedroom with ensuite shower room, a guest bedroom with ensuite shower room, a further double bedroom, two single bedrooms (one of which is currently used as a study) and a bathroom.

Outside there is a generous tarmac driveway. There is also an area of garden to the front of the property, overlooking the village street, as well as a south-westerly facing courtyard at the rear that acts as a delightful sun trap.













Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Newly installed private treatment plant for drainage. Oil fired boiler serving the hot water and central heating systems.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = F

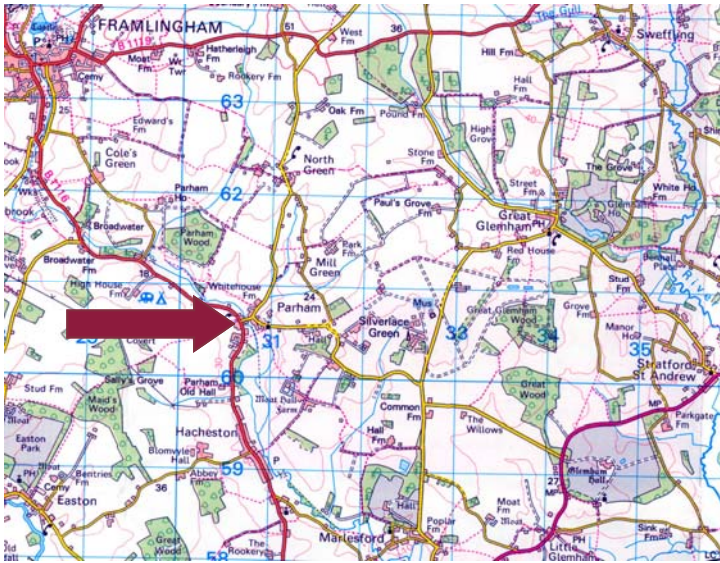
Council Tax Band E; £2,552.06 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. Prospective purchasers should note that a small parcel of land on the opposite side of the road, and where the old septic tank is still located, also forms part of the Title. The neighbouring property, Teacher's House, has an easement across the property for their foul drainage.
5. The Title is not registered, but a full set of Deeds is available.

November 2024



Directions

From the Agent's office proceed south of the town via Station Road. Continue into the village of Parham where The Old School will be found on the right hand side, just after the village sign.

For those using the What3Words app:
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