

A delightful period cottage that has been sympathetically renovated to the highest of standards, which is ideal as a second home or highly successful holiday let.

Guide Price
£225,000 Freehold
Ref: P7374/C

4 Fairfield Road
Framlingham
Suffolk
IP13 9DQ



Sitting room with a wood burning stove, dining room, well equipped kitchen.

First floor double bedroom and shower room.

Utility store.

Contact Us



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Location

The property is located in a most desirable position on Fairfield Road within a very short walk of all the town has to offer. There are a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency, doctors surgery, vets and delicatessen. It is also home to the Crown Hotel, a Co-operative supermarket, Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College. Framlingham has often featured as the number one place to live in the country and is perhaps best known for its magnificent castle which is managed by English Heritage.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside and amenities such as golf in the nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street Station, scheduled to take just over the hour.

Description

4 Fairfield Road is a charming, perfectly formed, Grade II listed cottage of timber frame and brick construction under a tiled roof. It has been superbly and sympathetically renovated to a particularly high standard. Whilst it would make for an excellent second home, it is an ideal holiday let due to its charm, style and proximity to all Framlingham has to offer. The cottage was first let in September 2023 and since that time it has been let between 16 and 20 nights per month. It is anticipated that an income of circa £20,000 is easily achievable less costs.

From Fairfield Road, a gate to the side of the cottage, provides access to a path upon which number four has right of way. This leads to the entrance door that opens to the sitting room and dining room. The dual aspect sitting room has exposed timbers along with a brick fireplace which is home to a wood burning stove. It has travertine tiled flooring and a feature electric radiator. The dining room again has exposed timbers as well as stairs to the first floor landing and built in cupboards. A cleverly fitted dining room table has been installed to take full advantage of the space. The dining room opens into the kitchen which is fitted with a bespoke low-level wall units, with fitted shelving, an integrated fridge and free standing double electric oven. It also has a butler sink. There is a window and Velux windows which provide ample light. The kitchen has travertine tiled flooring and feature electric radiator.

On the first floor landing there is fitted bookshelf and doors off to a double bedroom which overlooks Fairfield Road and has fitted shutters, exposed floor boards, an electric radiator and airing cupboard with modern hot water cylinder. Adjacent is a well equipped shower room with modern units and Velux window.

Outside, the path gives access to the utility/store where there is power and plumbing for a washing machine.

Many of the contents of the cottage are available by negotiation.





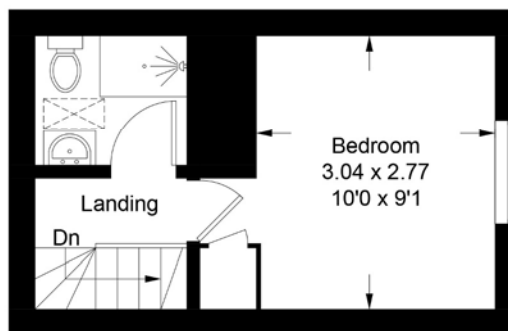




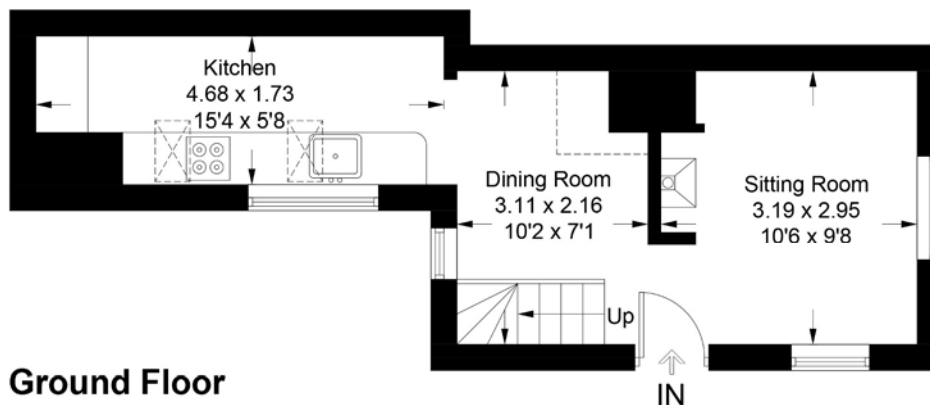


4 Fairfield Road, Framlingham

Approximate Gross Internal Area = 41.7 sq m / 449 sq ft



First Floor



Ground Floor

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Viewing Strictly by appointment with the agent.

Services Mains water and drainage. Mains electricity with modern electric heaters.

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 N/A as listed.

Council Tax To be assessed. Previous band = A

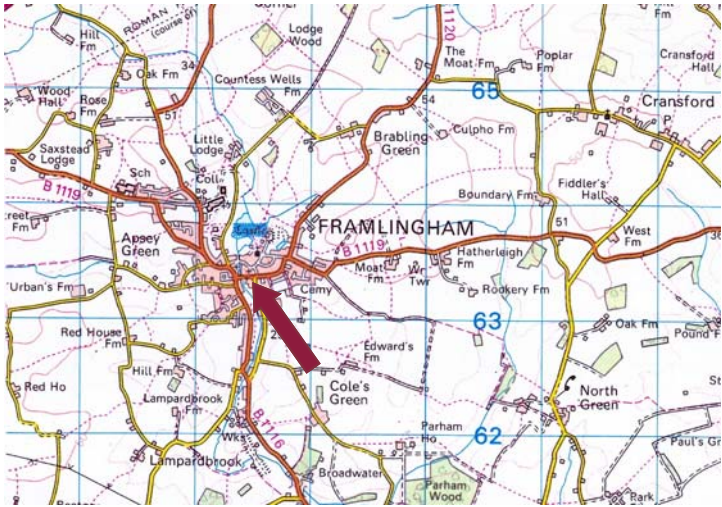
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk

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.

June 2024



Directions

From the agents in Well Close Square continue onto station road turn left onto fore street. Proceed up the hill and take the right hand turning onto Fairfield road. The property will be found a short way on the right hand side. Parking is on street only.

What3Words location: ///existence.digit.stance



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