

*A former Foresters Hall (community hall) incorporating a two bedroom house, located in the heart of the popular town of Framlingham.*

Guide Price  
£275,000 Freehold  
Ref: P7409/B

6 Albert Road  
Framlingham  
Suffolk  
IP13 9EQ



Foresters Hall - Entrance, large open plan hall, ladies and gents WCs, kitchen, large store, cellar and kitchenette.

House - Sitting room, two first floor bedrooms, bathroom and a separate WC.

Off-road parking for one vehicle.

Contact Us



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## **Location**

Framlingham is home to a good selection of independent shops and businesses, including cafes, a bakery, hairdressers, antique shops, a travel agent, hardware shop and delicatessen. It is also home to the Crown Hotel and Co-Operative supermarket, both of which are in easy walking distance of the property. The market is held twice weekly on the hill with a good range of stalls, including fishmongers, cheese and vegetable stalls. Framlingham is perhaps best known for its magnificent castle and mere, which provide open countryside in the centre of the town. Away from the centre of the town are a number of other businesses providing day-to-day services, including a medical centre, vets and schools. Both Sir Robert Hitcham's Primary School and Thomas Mills High School are highly regarded by the local community. The historic church is close to the property and holds regular services.

In the wider area there is the world-famous Snape Maltings Concert Hall and RSPB Minsmere, and, of course, it is easy to get to the beautiful Suffolk coast, with the popular seaside towns of Southwold, Aldeburgh and Orford being within easy reach by car. The county town of Ipswich is approximately 18 miles away and from here there are regular train services to London Liverpool Street station that take just over an hour. There is also the East Suffolk trainline from Campsea Ashe, along with regular bus services to Ipswich as well. The bus stop is close to the property.

## **Description**

6 Albert Road is an unusual property consisting of a former Foresters Hall (community hall) which also comprises a two bedroom house.

The property was purchased by the current vendors with the intention of renovating and remodelling, but due to a change of circumstances is being offered with potential to redevelop, subject to gaining any relevant planning permissions and consents. Please see number 3 of the note section for specific information about the planning use.

The accommodation currently comprises a porch, meeting hall (used by the vendors as a living room), store room, sitting room, former bar area, ground floor cellar area, kitchen and WCs on the ground floor. On the first floor there is a large double bedroom, a single bedroom, bathroom and separate WC.

## **Outside**

Outside there is a small rear courtyard with a pathway to the rear of the building giving access to Albert Road. There is also a single off-road parking space.

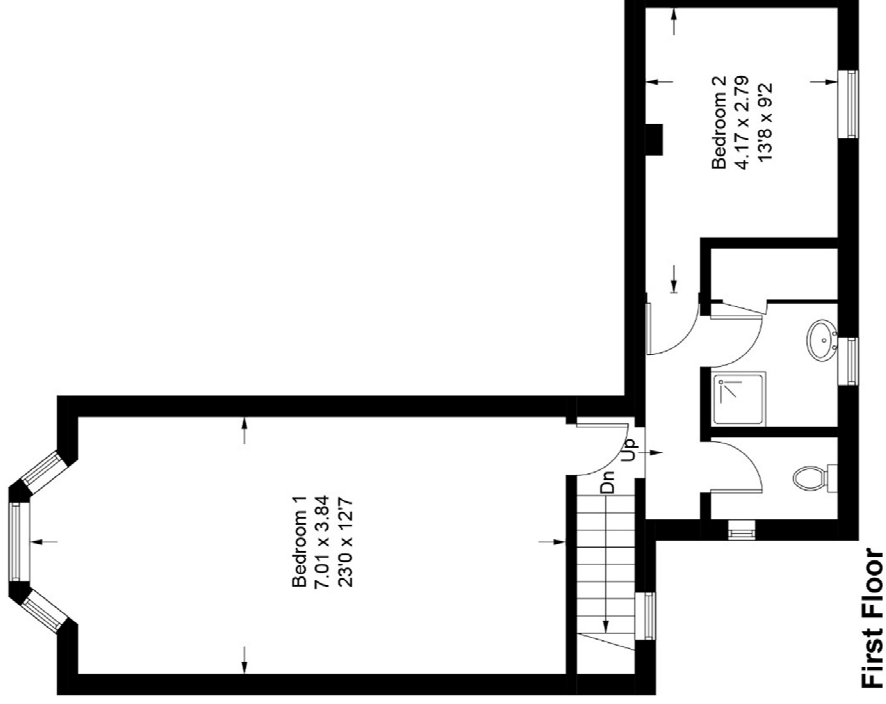
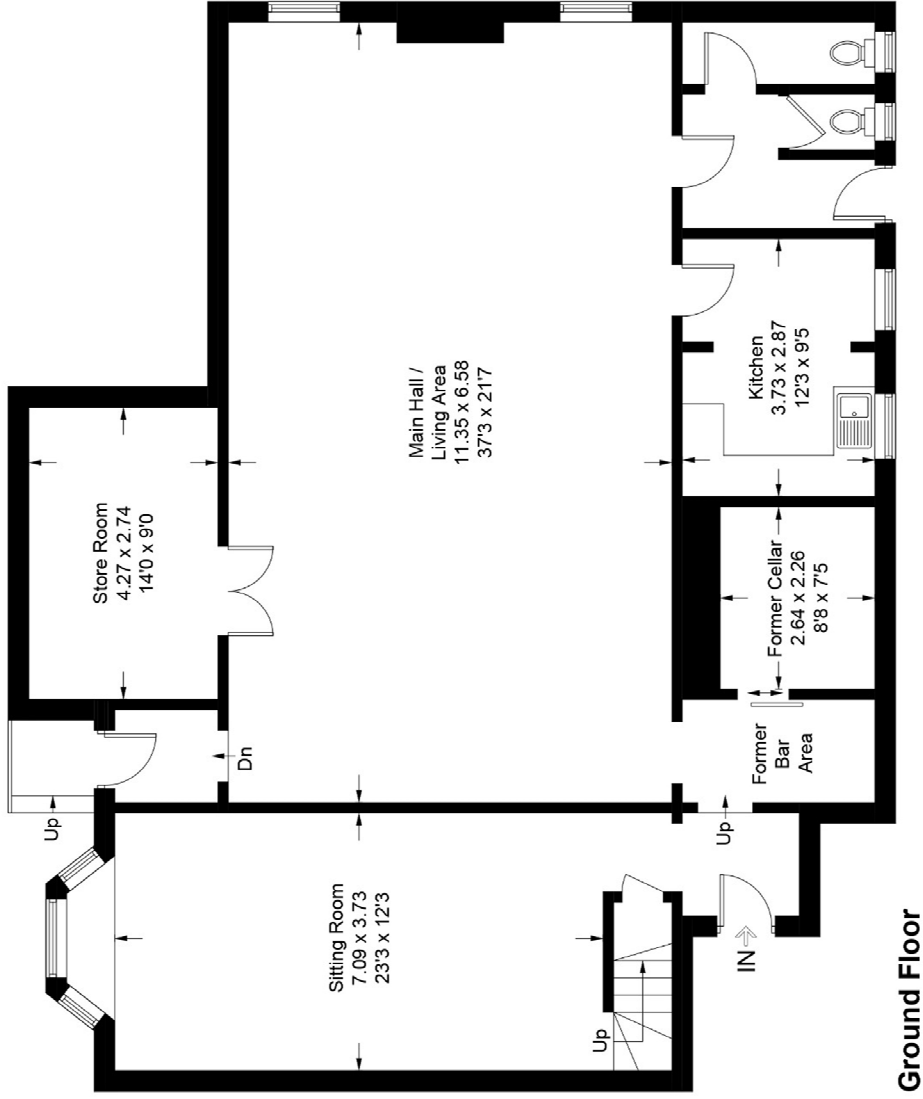






# 6 Albert Road, Framlingham

Approximate Gross Internal Area = 210.6 sq m / 2267 sq ft  
(Including Garage)



*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, electricity and gas.

*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* = E (full report available from the agent).

*Council Tax* Band D; £2,146.46 payable per annum 2024/2025.

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

## NOTES

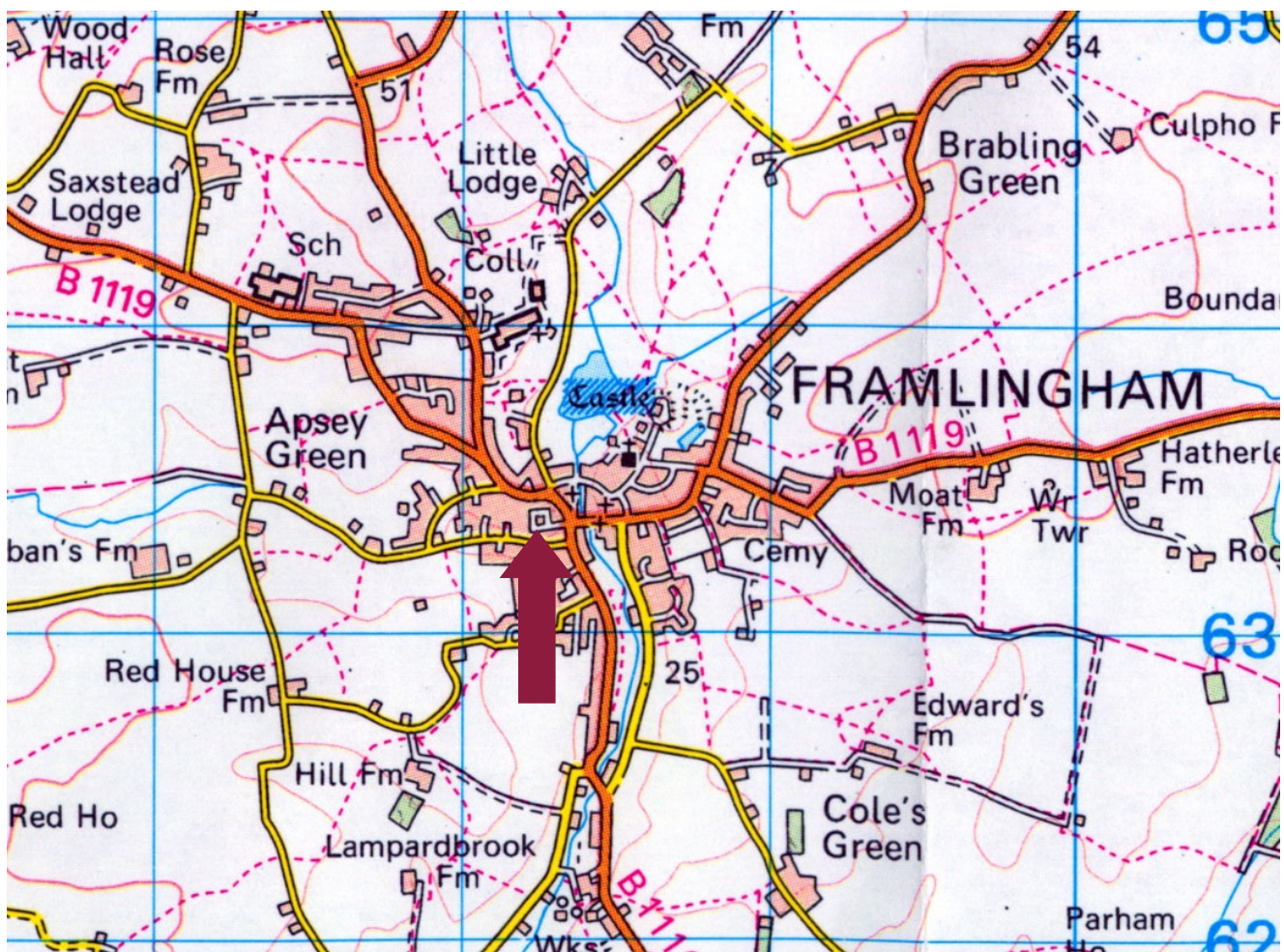
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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. Whilst the vendors have indicated that they have been using the property in its entirety as their primary residence and family home, the result of an application and then an Appeal, to obtain a Certificate of Lawfulness of an Existing use or Development, concluded that only part of the property is in residential use. The documents are available from the agents or the East Suffolk Planning website. Whilst it is anticipated that the vendor or buyer may be able to apply again for a Certificate for a full residential use during 2025, this is not yet in place. Therefore, at the current time, it may only be possible for cash buyers to purchase the property with its existing mixed use. If a mortgage is required we recommend that interested parties speak to their mortgage broker and the agents prior to viewing.

*December 2024*

**Directions**

From the agent's office in Well Close Square, bear left into Station Road taking the first right into Albert Road and the property can be found a short distance on the right hand side, identified by a Clarke and Simpson For Sale Board.

For those using the What3Words app: ///crisp. fizzled.galloping.



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