

A delightful two bedroom detached cottage with additional garden room, within walking distance of the village pub.

Guide Price
£450,000 Freehold
Ref: P7481/C

Catkin Cottage
1 The Street
Framsden
Suffolk
IP14 6HF



Kitchen, laundry room, sitting room, dining room and downstairs shower room.

Two first floor double bedrooms and bathroom.

Garden room, garage and workshop. Off road parking.

Greenhouse and garden shed.

Pretty gardens in all extending to approximately 0.25 acres.

Contact Us



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Location

The property is located in the heart of the village close to the village pub, The Framsdon Greyhound. The village benefits from an excellent community spirit with various events occurring at the village hall. Within less than a mile is Helmingham primary school and the renowned Helmingham Hall, which hosts numerous events and with gardens open to the public. The large village of Debenham is 3 miles. Here there are both a well regarded high school and primary school, pubs, small Co-op, butchers, dentists, leisure centre and other amenities. Framlingham with its Norman Castle is 6 miles and here there are schools in both the state and private sector. The county town of Ipswich, with rail services to London's Liverpool Street Station, is 13 miles. The Heritage Coast, with destinations such as Aldeburgh, is 21 miles.

Description

Catkin Cottage is a charming detached dwelling of brick and timber framed construction under a predominantly tiled roof. It has the advantage of displaying period features such as brick fireplaces and exposed timbers, but it is not listed. Throughout the cottage are timber framed double glazed windows and there is a Calor Gas combination boiler that was installed just over a year ago.

A timber framed porch provides access to a hallway, off which is the kitchen and ground floor shower room. The shower room has a WC, hand wash basin with cupboard below, shower, dual fuel towel radiator and tiled flooring with electric underfloor heating. There is a delightful, vaulted, dual aspect kitchen that is fitted with low level wall units. It benefits from a butler sink with mixer taps above and drinking water tap. In addition, is space for a range cooker with gas connections, and a water softener. A door opens to a hallway where there are stairs to the first floor landing, a stable style door to the exterior, a door to the dining room and also a door to the laundry. This is used as both an airing cupboard and a pantry, and is home to the wall mounted gas fired boiler. The dining room has a brick fireplace with fitted display cupboard to one side and, in addition, is tiled flooring, a window and radiator with cover. Open studwork leads through to the sitting room where there is a brick fireplace with wood burning stove, a window, radiator with cover and exposed floorboards. From the first floor landing, there are doors to the two bedrooms and bathroom. The principal bedroom is dual aspect and has an excellent range of built-in cupboards. The second double bedroom has a window, and exposed brick chimney breast. Also, on the first floor is a bathroom with a roll top bath, WC and oval hand wash basin on a dressing table. It has exposed floorboards, a radiator and window.

Outside

The property is approached from the street by a driveway leading to a five bar gate which opens to a shingle parking area for a number of vehicles. The gardens surround the cottage, but the main gardens lie to the south-east. These are laid to grass but contain an abundance of beds with shrubs and flowers and also a feature pond.

Within the garden are a number of **outbuildings**. These include a **Garden Room** which makes for an ideal garden retreat, but could also be used as overflow third bedroom accommodation as required. It is insulated and has windows and glazed doors overlooking the garden. It measures approximately 18' x 8'7. Adjoining this is a **single garage** with an up and over door to the front. Power is connected and there is space for a tumble drier and space for a chest freezer. Attached to this is a useful **workshop** and beyond, a vegetable garden area where there is a **poly tunnel**, a vegetable bed and **greenhouse**. In addition is a **garden shed**.















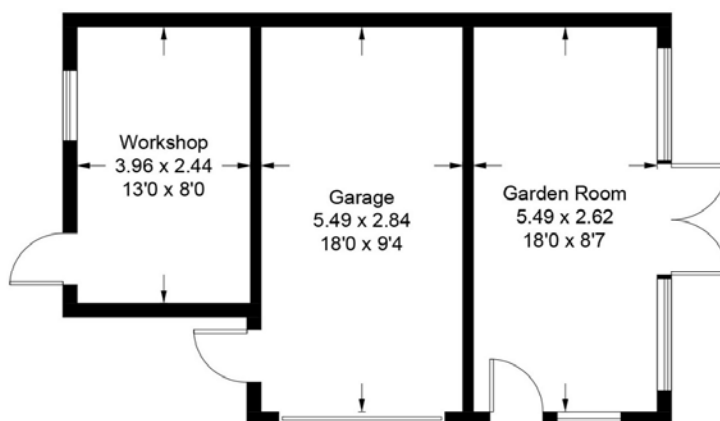


Catkin Cottage, Framsdan

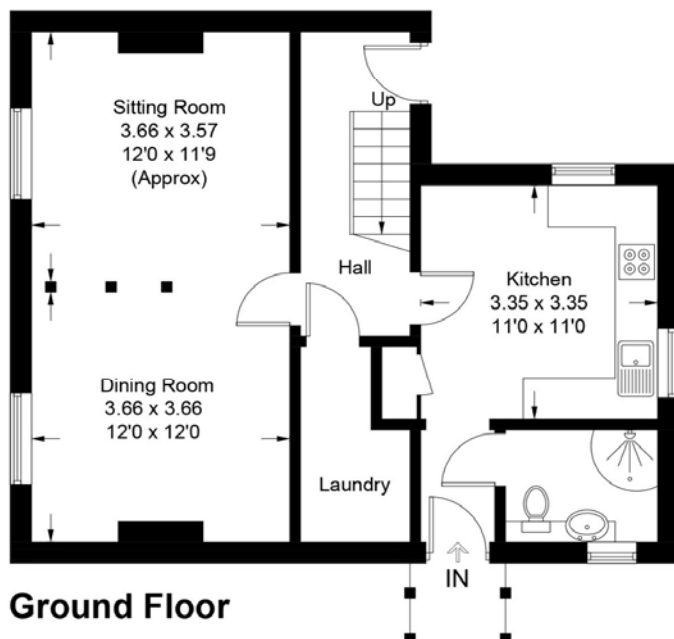
Approximate Gross Internal Area = 96.2 sq m / 1035 sq ft

Outbuildings = 41.1 sq m / 442 sq ft
(Including Garage)

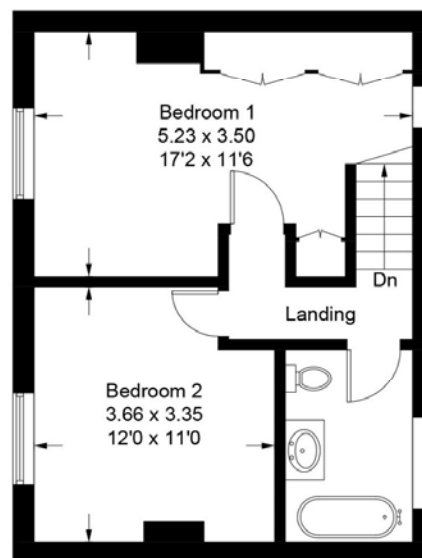
Total = 137.3 sq m / 1477 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Propane gas fired central heating. Private drainage system (whilst the septic tank is understood to work in a satisfactory manner, and it is unlikely to comply with the new regulations. A buyer should budget to install a new sewage treatment plant. This has been taken into account within the guide price).

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 (Copy available from the agents upon request)

Council Tax Band D; £2,093.66 payable per annum 2024/2025

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;
Tel: 0300 1234000



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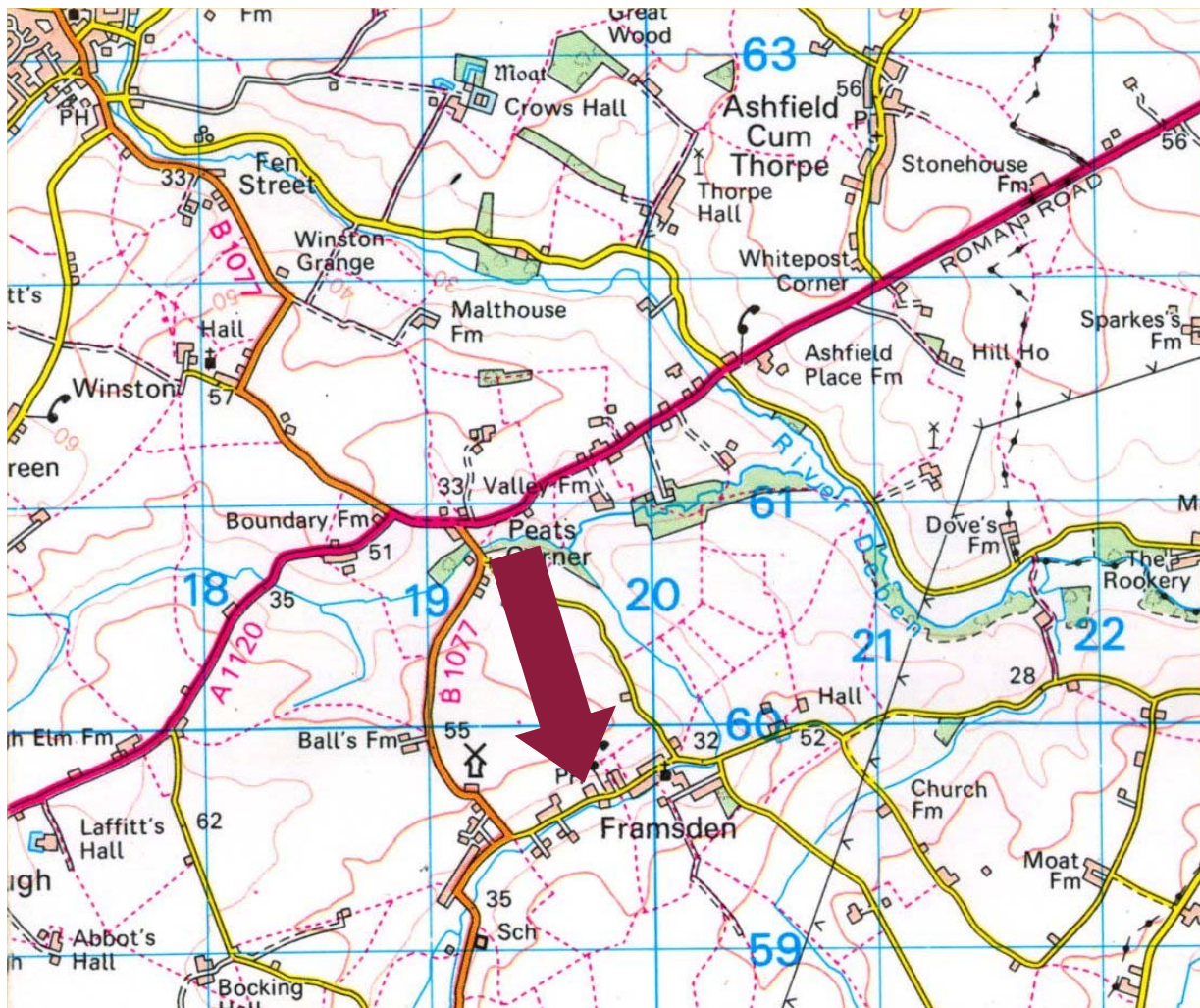
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. There are some low doorways in the cottage and the ceiling height in the sitting and dining room are just over 6ft.

January 2025

Directions

From Framlingham, head towards Saxtead and Earl Soham on the A1120. Upon entering Framdsen on the A1120, turn left onto the B1077 towards the main part of the village and towards Helmingham. Take the turning on the left into Framdsen village itself, where Catkin Cottage will be found on the left hand side just after the local/former local authority houses.

What3Words location: ///rugs.rigs.suspect



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