



Birdcage



Huntingfield
Estates
FRAMLINGHAM

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Birdcage

Laxfield | Suffolk

GUIDE PRICE £1,350,000

Birdcage is a most stunning and unique property, hidden down a private lane, in a lovely setting in the well renowned village of Laxfield, this is most definitely the epitome of a 'Grand Design'

LOCATION Birdcage is positioned in a quiet lane right at the heart of the well-regarded village of Laxfield which is situated just 7 miles north of the historic market town of Framlingham and is one of the most popular villages in the area with its two public houses, a primary school and pre-school, a Co-op village shop, museum and hardware store/garage. There is also a cricket team, bowls and football clubs and a community supported village hall hosting numerous functions and clubs. The historic market town of Framlingham offers an excellent range of shopping and recreational facilities as well as good schools in both the state and private sectors. The Heritage Coast lies about 15 miles to the east, with Ipswich and Norwich both within about 25 miles. Diss mainline station with direct rail services to London's Liverpool Street station is within about 14 miles.





INTERIOR

There is a curved entrance with a larger than average glazed Entrance Door with windows either side leading to a lovely hallway with curved solid wood staircase to first floor. To the left is an internal door to the garage with a large, shelved storage cupboard/pantry to the side of that. To the rear of the staircase are curved sliding doors leading out to a circular paved patio area and the Kitchen/Dining Room is to the right. There is space for a dining table to accommodate many guests. From the Dining Area this leads to a U Shaped "Laura Ashley" kitchen benefitting from a range of superior units in an Airforce blue with stainless steel worktops, inset sink and drainer with mixer tap over. Under counter Neff double ovens, Bosch integrated dishwasher, Neff induction hob with a "Luxair" extractor to ceiling. There are further storage cupboards to the end wall with space for American style fridge/freezer. This room benefits from being dual aspect. Further round is another curved bank of sliding glazed doors overlooking a circular paved patio area with garden beyond. This area flows to the Sitting Room which has a contemporary multi-fuel stove and as the main focal point this room is triple aspect with sliding doors overlooking an elevated paved seating area, with lawned garden and orchard beyond. Backing onto the Sitting Room is a Study which is dual aspect with French doors also opening out onto the elevated raised patio area. At the opposite side of the Hall is a corridor with two double built in floor to ceiling storage cupboards housing the smart hub and underfloor heating manifold and there is a further cupboard with seating area and a further entrance door offering access to the front and rear of the property with a Utility Room to the side including a wc, solid chestnut worktop with stainless steel wash hand basin and mixer tap, storage cupboard underneath housing the water softener and space to the side for a washing machine. A stunning curved staircase leads to a fabulous landing which is glazed to the

front, again with a view of the Church The Principal Suite has full height double doors, within an apex window, with a glass Juliet balcony overlooking the raised patio area, and gardens beyond. There is a large, deep shelved unit for display with tv connections and a door leads into the spacious dressing room with a large mirror to one side. Flowing straight through the dressing room you enter into the sensational en-suite bathroom providing a double ended bath with mixer tap in the middle, two floating contemporary wash hand basins, wc and bidet and a walk-in shower area with overhead shower and handheld mixer shower with recesses to one side and a floor to ceiling opaque window. Bedroom 4 also overlooks the rear garden and is of a generous nature. The airing cupboard on the landing is shelved and also houses the touch screen circuit board for the heating. Back across the landing, with a banked wall of glass to two sides and having a lovely seating area, is Bedroom 2 which is another large double bedroom with full height double doors and glass Juliet balcony. There is a spacious en-suite Shower Room with separate shower cubicle, contemporary wash hand basin in a vanity unit, wc and shaped opaque window. Bedroom 3, again a spacious double being light and airy as it is dual aspect with one window having stunning views of the local Church. The Family bathroom has a double ended bath, close coupled wc with recess to the side for towels etc, a contemporary wash hand basin in a vanity unit and open shower and handheld shower, recesses for storage and an opaque window to the side.



EXTERIOR

To the front of the property is an in and out, paved drive and on approaching Birdcage is an in and out garage with electric doors to both ends. The garden wraps around to three sides with two separate paved seating areas, a raised patio flowing straight out from the Sitting Room, there is an orchard of several fruit trees including pear, quince apple and plum, further shrubs and plants and the rest is laid to lawn, all in all approaching just under half an acre (sts). There is a very cleverly hidden storage container with gabion walls and hidden behind a curved wall.

PROPERTY INFORMATION

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

LOCAL AUTHORITY. Mid Suffolk District Council

Tax Band: F

EPC: B

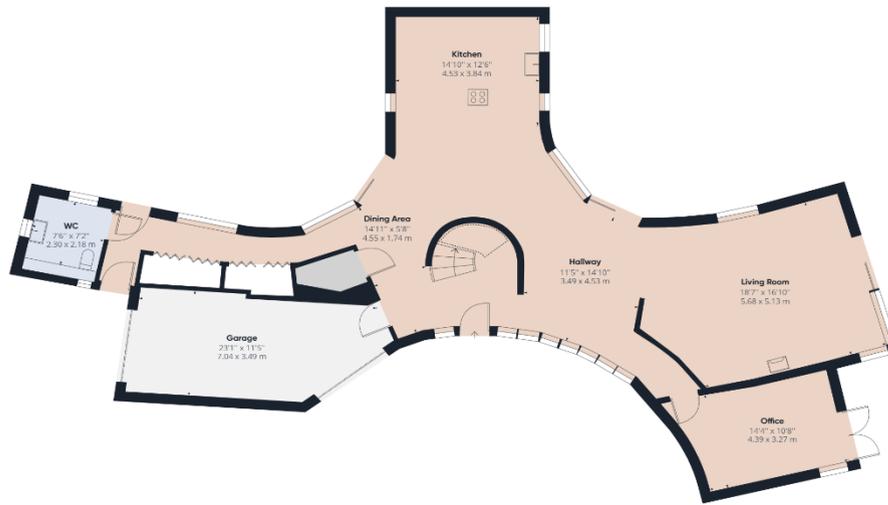
Postcode: IP13 8FA

SERVICES - There is an air source heat pump with underfloor heating to the whole of the downstairs with a HMVU heats the whole of the upstairs, mains drains, water and electricity

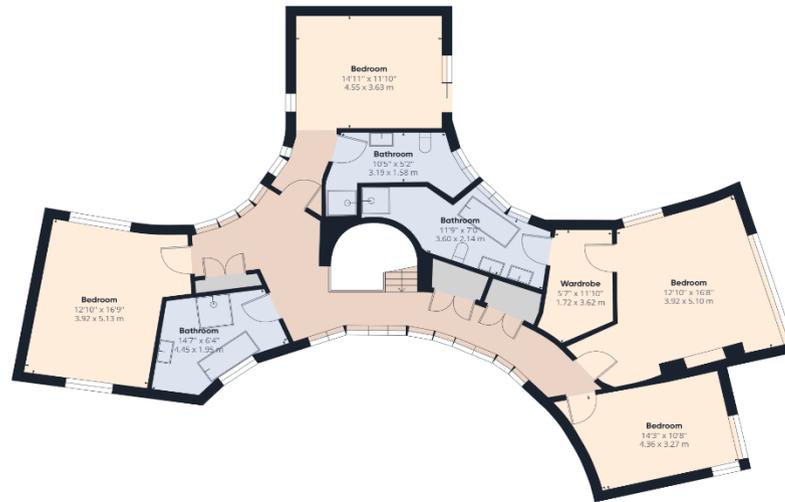
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

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.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

3246.90 ft²
301.65 m²

Reduced headroom

7.15 ft²
0.66 m²

(1) Excluding balconies and terraces

⚠ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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