



St Jacobs Hall, Laxfield



Huntingfield
Estates
FRAMLINGHAM

01728 724566
huntingfieldestates.co.uk





St Jacobs Hall

Laxfield | Woodbridge | Suffolk

OFFERS OVER £1,000,000

AN IMPOSING GRADE II LISTED, MOATED, DETACHED PROPERTY WITH PARTS DATING BACK TO THE 15TH CENTURY **GROUNDS OF APPROX 10 ACRES (STS) STUNNING FEATURES THROUGHOUT ** GRANARY WITH ANNEXE POTENTIAL (STPP) **TOO MANY STUNNING FEATURES TO MENTION - A MUST SEE PROPERTY TO BE FULLY APPRECIATED**

The property is just on the outskirts of this much-admired 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 reputable 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 well-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

The property has two Entrance Doors both leading into spacious Entrance Lobby's, one of which enters the Drawing Room and one into the Sitting Room. The Drawing Room is beamed and is light and airy having two windows to the front and a part glazed door leading through to the Garden Room. A stunning full height fireplace surround with a tiled hearth houses an open fireplace and stairs rise up from this room to the first floor. The Dining Room is again of an impressive nature which has an open fireplace with an oak bressummer beam and tiled hearth and has a window overlooking the front. The Sitting Room is charming and is heavily beamed with a large inglenook fireplace with bressummer beam, large wood burner and has a mullion window and studwork and a useful recess to the right of the fireplace. A Study, off the Sitting Room, is dual aspect and has a side door and has lovely views of the moat. The Utility Room has plenty of space for appliances including a washing machine and tumble dryer, freezers etc, and there is a butler sink under a pretty window giving views over the patio and lawns and fields beyond. There are two deep cupboards with ornate doors. A further door leads to a Shower Room comprising a shower cubicle, wc and wash hand basin with a window overlooking the rear garden and quarry tiled floor. The Kitchen can be accessed from both the Dining Room and the rear lobby. The Rear Lobby houses a boiler cupboard, pantry and there is further cloakroom comprising wash hand basin and wc with window to the side and there is a stable door leading out to the side garden. The Garden Room can also be accessed by the Rear Lobby and has a tiled floor, windows to two sides and double doors lead out to the gardens. Into the Kitchen/Breakfast Room which is of a generous nature and is dual aspect giving lovely views of the gardens to two sides. The Breakfast Area has plenty of room for entertaining and the Kitchen has an oil-fired three oven AGA, plenty of wooden wall and base units with laminate worktops, butler sink and drainer, space for fridge/freezer and dishwasher, summer electric oven, hob and extractor above. Upstairs the Principal Bedroom has lovely wood panelled walls and stunning oak floorboards, is dual aspect with a floor to ceiling fireplace surround and tiled hearth and has an En Suite Bathroom to one side comprising coloured bath, wash hand basin and wc with a window above. There is also a dressing area with a further door leading to a second staircase up to the attic rooms. Bedroom 2 is a further stunning, generous bedroom with Georgian Oak Panelling over a fireplace with cast iron grate making a real statement to this room. There is a dressing area and a little corridor with a mullion window, studwork and built in cupboard leads to the Family Bathroom which has a roll top bath with ball and claw feet with shower attachment, two wash hand basins, wc and bidet. A further door leads to a corridor with two further pretty, double bedrooms and a landing which leads round to stairs giving rise to the attic rooms above and a secondary staircase leading back down into the Sitting Room below.



EXTERIOR

To the front of the property, you are welcomed into the drive by a five-bar gate and the drive is shingled and has a fountain creating a perfect turning area. There is plenty of parking spaces, a single garage with double doors, an office of just over 21sq m and there was permission to have a three bay garage built but this has now lapsed. A lawned area is to the side of the property leading down to a gate giving access to the rear garden and with a paddock and stabling block, wooded copse, large patio area, moat and lake, further lawned areas all in all being approx. 10 acres (sts) and has to be seen to be fully appreciated. A Granary and Wood Store also has lapsed planning to convert it into extra accommodation and there is hard standing behind them along with a pretty lawned area which could become a lovely Annexe if required.

PROPERTY INFORMATION

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

LOCAL AUTHORITY Mid Suffolk

Tax Band: F

EPC: Exempt

Postcode: IP13 8HY

SERVICES Mains water and electricity, Wood burner to the Sitting Room, Open fire to the Dining Room and Drawing Room. There is a septic tank which any new purchaser will be responsible for having updated. Oil Fired Central heating and AGA. There is also a zoned alarm system for the house, office and garage.

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. Please note our vendor will require one months notice between exchange and completion.





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.

Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

