



Rose Cottage, Gt Glemham

 **Huntingfield  
Estates**  
FRAMLINGHAM

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## Rose Cottage

Gt Glemham | Saxmundham | Suffolk

An immaculate five bedroom PERIOD property dating back from around the 1850's with later additions in grounds of just under half an acre (sts)

Rose Cottage is the village of the Great Glemham which prides itself on being a lively community. There are several clubs and societies, many of which meet in the very well-appointed village hall, the 14c All Saints Church and the Crown Inn. Framlingham is just under 5 miles away. The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill and is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. Saxmundham train station is just over 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 9 miles away from Rose Cottage.

GUIDE PRICE £850,000





## INTERIOR

An Entrance Hall welcomes you into the property with space for coats and shoes and has a fireplace with a wooden surround and quarry tiles to the floor. To the right is the Sitting Room with slate flooring, a brick-built fireplace with inset wood burner, two windows overlooking the front garden, double doors lead into the Garden Room which has laminate flooring, sliding doors to the rear garden and windows down one side of the room. An opening leads into the Kitchen/Breakfast Room which has a range of "shaker" style cream wall and base units with solid wood worktops, composite sink and drainer with window above, space for a Falcon rangemaster gas hob (Calor), integrated Neff dishwasher and under counter fridge, pamment flooring. The Kitchen also has a fantastic, shelved pantry. A door leads into the Dining Room which has Velux windows and a window overlooking the rear garden and also has a slate flooring. A step leads down into the Snug which has slate flooring and a window to the front. A door leads through to the rear lobby with steps up to the rear door with window to the side. A Study is off to the left and has a window overlooking the front and a further door off the rear lobby leads into the Utility Room which has a wc, wash hand basin, large storage cupboard. A solid wood worktop has a washing machine beneath with baskets to the left of it. There is a window overlooking the rear garden. Stairs rising from the Entrance Hall lead to the landing which has a window to the side. The Main Bedroom has a range of floor to ceiling wardrobes, window overlooking the rear garden and a door to En Suite Shower Room which comprises an Aqualisa power shower, wc, wall mounted wash hand basin, heated towel rail and Velux

window. There are four further bedrooms all with windows overlooking the front and the Family Bathroom which comprises a "P" shaped bath with Aqualisa power shower over and shower screen to the side, Saniflow wc and wash hand basin, shelved airing cupboard, window overlooking the front. This completes the immaculate and character property that is Rose Cottage.

## EXTERIOR

A gate opens onto a pathway leading up to the Entrance Door and the front garden stretches off to the left and right having lawned areas and pathway leading round to the outbuildings and garages. On two of the outbuildings there are solar panels. A further pathway gives access to the rear of the property and there is a brick built shed with pantiled roof currently used as a craft room/office with a window to the side. There is a utility room with space for a tumble dryer, further appliances etc and has light and power. There are further outbuildings/workshops all with light and power and a large double garage with double doors. A large, shingled drive gives parking for several vehicles. Beyond the parking area is a picket fence where the current vendors have chickens and the klargester treatment plant is in this area too. At the rear is a further lawned area, flower beds with shrubs and trees and there is a patio area behind this in a hidden garden with stunning field views. Beyond this is an area with raised beds for vegetables, a greenhouse and a fruit cage. To the right of the hidden garden is a useful zone for potting plants, wheelie bins, logs etc A new boiler has been installed externally just outside the utility room





## PROPERTY INFORMATION

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

**LOCAL AUTHORITY** East Suffolk

Tax Band: F

EPC: E

Postcode: IP17 2DB

**SERVICES** Oil fired central heating, wood burner to the Sitting Room, klargester treatment plant, mains 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. Please note that our vendor will only move once they have secured a property.





Ground Floor



Approximate total area<sup>(1)</sup>  
188.56 m<sup>2</sup>

Reduced headroom  
3.75 m<sup>2</sup>

(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.

**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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