



Henniker House, Ashfield-cum-Thorpe, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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Henniker House is a ****DETACHED**** very pretty former village school dating back to 1871. The property benefits from ****THREE**** bedrooms, ****EN-SUITE SHOWER ROOM**** ****DRESSING ROOM**** **DOUBLE WORKSHOP** with power and lighting. ****AMPLE OFF-ROAD PARKING**** ****NO ONWARD CHAIN****

LOCATION Henniker House, formerly the Village School, is located in the pretty village of Ashfield-cum-Thorpe, which is situated between the town of Framlingham to the east and the large village of Debenham to the west. Ashfield itself lies about 14 miles north of the county town of Ipswich, in a rural location amidst gently undulating surrounding countryside. There is a village community centre, with its children's play area hosts a variety of events and is for hire. The historic market town of Framlingham lies about 6 miles to the east. The town provides a good choice of schooling in both the state and private sectors. There is further shopping and schooling available in the picturesque village of Debenham, which is about 4 miles to the west.

GUIDE PRICE: £525,000

- Entrance Lobby
- Large Sitting Room
- Dining Room
- Kitchen
- Family Bathroom
- Main Bedroom with En suite and Dressing Room
- 2 Further Double Bedrooms
- Snug/Office
- Large Workshop
- Stunning Gardens
- Parking for several vehicles



HENNIKER HOUSE - INTERIOR A porch welcomes you inside the property where there is space for coats, shoes and boots etc. A door then opens into a spacious Sitting Room which benefits from a gas fired stove and staircase rising to the first floor. The Kitchen has a range of cream wooden base units with solid wood worktops and a Belfast sink with vintage style stainless steel mixer tap. There is an integrated dishwasher and washing machine along with a freestanding electric cooker with double oven and hood over and an American style fridge/freezer included in the sale. A part glazed door offers access to the garden. The Dining Room benefits from a vaulted ceiling with a large window to the front and French doors, with windows above, opening onto a patio/seating area. The Family Bathroom benefits from a bath with Victorian style bath/shower mixer tap, mains fed shower over and glass shower screen. There's a vintage style freestanding sink and radiator/towel rail. A door to the rear of the bathroom leads into a separate WC. Off the side of the Sitting Room is a spacious study with a window to the front. A door then leads to a Principal Suite, which benefits from a Dressing Room (the current vendors use this as a further study), En-Suite Shower Room with a corner shower cubicle with mains fed shower, sink nestled into an antique vanity unit, wc and chrome towel rail. On the first floor there are two bedrooms with vaulted ceilings. Both rooms have good head height. This completes this versatile accommodation and must be seen to be truly appreciated.

HENNIKER HOUSE- EXTERIOR A five bar gate opens onto a gravel driveway offering off-road parking for several vehicles. The garden is mainly laid to lawn with well stocked flower beds and trees and a number of pretty seating areas, perfect for al-fresco dining. There is a double workshop with power and lighting, and stable doors to the front, along with a garden shed.



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

LOCAL AUTHORITY Mid Suffolk Tax Band: D EPC: E Postcode: IP14 6LX

SERVICES Oil fired central heating, mains drainage, water and electricity, gas fired stove. (The boiler was installed in December 2023).

FIXTURES AND FITTINGS All blinds, curtains and light fittings are included in the sale, other items may be included but under separate negotiation.

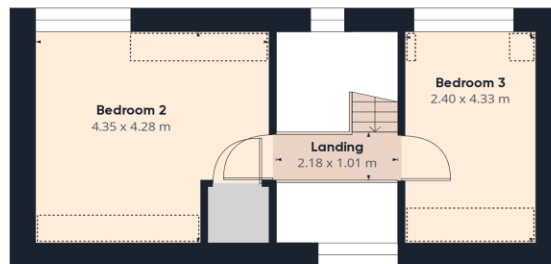
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







Ground Floor



Floor 1



Approximate total area¹⁾

141.1 m²

Reduced headroom

7.52 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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