



Home Farm, Bedfield, Suffolk



Huntingfield
Estates
FRAMLINGHAM

01728 724566
huntingfieldestates.co.uk



Standing in just under a fifth of an acre, Home Farm is a large DETACHED FIVE BEDROOM country home benefitting from a new boiler and heating system, located in the delightful village of Bedfield.

LOCATION Bedfield is set in beautiful countryside 5 miles from the towns of Framlingham and Debenham. The village has a Church, Primary School, brand new children's play area, sports field, tennis court and a Community Club. Bedfield has a thriving community which includes local groups and community support. The market town of Framlingham has 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. Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour.

GUIDE PRICE: £575,000



- Entrance Hall
- Two Reception Rooms
- Large Kitchen/Dining/Family Room
- Utility Room & Cloakroom
- Main Bedroom with Ensuite Shower Room
- Four Further Double Bedrooms
- Stunning renovated Family Room
- Garden of just under fifth acre (sts)
- Parking for 2 Vehicles

HOME FARM - INTERIOR An Entrance Hall welcomes you into Home Farm with stairs rising to the first floor. A deep cupboard houses the new boiler and a further understairs cupboard is perfect for storage. To the left is the Dining Room which is light and airy with two sash windows to the front and a door leading out to the rear garden. There is a brick-built fireplace with bressumer beam over and tiled hearth which houses a pretty wood burner, beams and stud work to one wall. To the right of the Entrance Hall is the Snug which is dual aspect and has a brick fireplace with intricate flower carving housing an open fire. Along the hallway is a part glazed door leading into the new kitchen which comprises a range of dark blue base units with worktops over, stainless steel one and a half sink with mixer taps over with window above, integrated dishwasher, space for Rangemaster cooker and large fridge/freezer. A couple of steps up leads into the Family/Breakfast Room which is a fabulous entertaining space and has window to two sides and doors leading out to the shingled patio area and garden beyond. Off to the right of the Kitchen is a large Utility Room which has space for a washing machine, further matching units to the kitchen and has a stable door leading out to the rear garden. A downstairs cloakroom comprises wc, wash hand basin and window to side. Please note at the rear of the property there is all new double glazing. Upstairs on the landing there is a window overlooking the front. The Main Bedroom has two sash windows overlooking the front and the room is of a very generous nature. A newly installed, contemporary, En Suite Shower Room comprises a walk-in shower with shower screen to side, wc and wash hand basin with an opaque window. Bedroom 2 is another large double and is dual aspect with windows to the side and rear. Bedroom 3 is a small double with a sash window overlooking the front and a deep understairs cupboard. The Family Bathroom is on the first floor and is newly fitted with a double ended bath, separate shower cubicle, wc and wash hand basin and is dual aspect. A deep airing cupboard with plenty of room for sheets, towels etc sits in one corner. Further stairs rise up to the second floor where one will find Bedroom 4 which has a window to the front. There is room for a door should it required but the current owners have it open to Bedroom 5 and both bedrooms are good doubles. This completes this really generous accommodation which would suit a variety of purchasers.



HOME FARM - EXTERIOR To the front of the property there is a large lawned area and a pathway running round to the Entrance Door. To the left is hard standing with parking for two vehicles. At the rear of the property there is a gate leading round to the rear garden which has a shingled patio area perfect for outside dining along with a pergola with further seating area. The remainder of the garden is laid to lawn and has new fencing to the boundary, the plot in all extends to just under a fifth of an acre (sts)

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

LOCAL AUTHORITY - Mid Suffolk

Tax Band: E

EPC: E

Postcode: IP13 7EE

SERVICES Oil fired central heating with new boiler and tank, 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



Floor 1

Floor 2



Approximate total area⁽¹⁾
211.35 m²
Reduced headroom
12.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

