



4 Fairfield Road, Framlingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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A stunning character cottage which has been beautifully restored within the heart of Framlingham
****WOOD BURNING STOVE **GRADE II LISTED** MOVE STRAIGHT IN AND SOLD AS SEEN ****

LOCATION The property is within walking distance of the Market Hill in Framlingham which is well known for its twelfth century castle and church. The Market Hill is surrounded by a range of interesting independent shops and a variety of restaurants and pubs, 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 as well as a primary school. Wickham Market train station is approximately 5 miles away and links via Ipswich train station offer a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away

OFFERS OVER; £230,000

- **Character Sitting Room with Woodburner**
- **Dining Room**
- **Bespoke Kitchen**
- **Principal Bedroom**
- **Shower Room**
- **Utility Store**
- **Renovated to a high standard**
- **Currently run as a successful AirBnB**
- **NO ONWARD CHAIN**




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FAIRFIELD ROAD - INTERIOR There is a stable door which welcomes you into the side of the property. The Sitting Room is to the right and is dual aspect with new wooden windows, wood burner in a brick-built fireplace and with travertine flooring running throughout the ground floor. The Dining Room is to the left of the Entrance Door and has a fixed dining table which has been expertly fitted to the chimney stack to make best use of the space. There is a shelved understairs storage cupboard and has a small window. An opening leads straight into the bespoke made Kitchen, having an undercounter fridge, plenty of shelving, wooden worktops, butler sink with window above, electric cooker, and Velux windows flooding the kitchen with light. There is a wooden staircase with a PSR light leading the way to the landing which has a contemporary feel and has a built-in wooden bookcase. The Bedroom overlooks the front of the property and has pretty shutters to the window. The Shower Room has a Mira power shower within a large shower cubicle, wc, wash hand basin sitting on a small vanity unit, heated towel rail and a Velux window. This property would suit a variety of purchasers from first time buyers to downsizers, second homers or could still be run as an Airbnb as it currently is. This can generate an income of circa £20,000 less costs as it has been let consistently since September 2023 for between 16 and 20 nights a month. This is definitely a **MUST SEE** immaculate property.



FAIRFIELD ROAD - EXTERIOR There is a gate leading to the rear of the property, which number 4 has right of way over, where you will find a useful Utility Store which has power and plumbing for a washing machine with space for a tumble dryer on top but is currently used as a wood store.



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

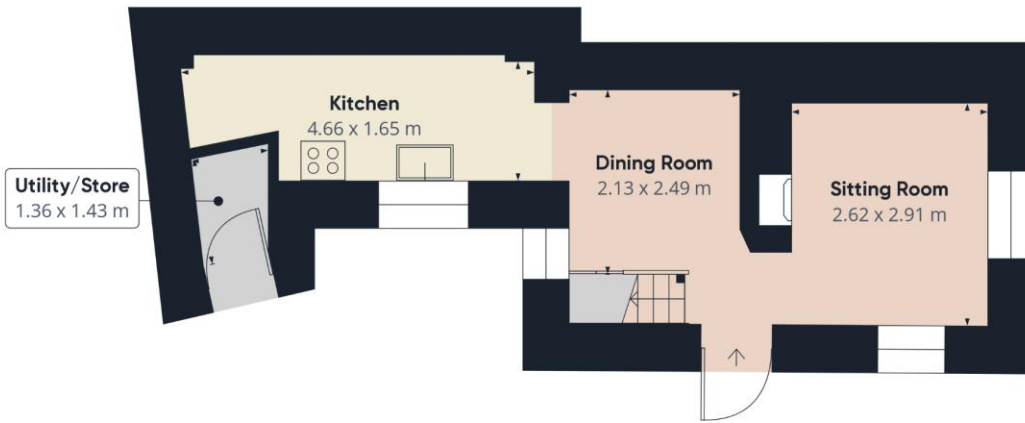
LOCAL AUTHORITY - East Suffolk **Tax Band:** A **EPC:** Exempt
Postcode: IP13 9DQ **DIRECTIONS:** [///dolly.imply.roving](https://dolly.imply.roving)

SERVICES Wood burner to the Sitting Room and electric, programmable radiators throughout, heated towel rail in the bathroom, mains drains, water and electricity,

FIXTURES AND FITTINGS Please note the property is sold as seen with the majority of the furniture and fixtures and fittings included within the sale.

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 area⁽¹⁾
37.46 m²

(1) Excluding balconies and terraces

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.

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