



The Coach House
The Folly
Haughley
IP14 3NS

Guide Price: £600,000





- Prominent, handsome detached residence
- Exciting refurbishment project
- Popular and sought after village of Haughley
- Total grounds extending to 0.46 acre
- Southerly facing garden
- Large driveway, garage/workshop
- Packing shed and covered wood store
- No onward chain

Location

Situated amidst the serene countryside of Suffolk, the village of Haughley is located a short distance from the A14 and offers a delightful blend of historic charm and modern convenience. This picturesque village boasts an array of amenities, ensuring a comfortable lifestyle for its residents. The village has a village primary school, bakery, East of England Co-op Food store and public house (Kings Arms). Haughley is supported by the well served market town of Stowmarket, which is just 3 miles away. Stowmarket offers a wider variety of supermarkets, shops and other amenities, as well as a mainline railway station into Norwich, Ipswich and London Liverpool Street (average journey time to Liverpool Street 1hr 23mins).





The Property

The house is both interesting and handsome, displaying standout external timbers which add to the property's attractive aesthetics. Whilst the property now requires refurbishment throughout, the house presents an excellent project and opportunity for a lucky buyer to return it to its former glories and create a stunning family home. Due to the layout of accommodation, there is flexibility to utilize rooms as desired or even re-model during the refurbishment process.

Outside

The total plot is roughly 0.46 acre and comprises a large driveway with two entrances from the highway. The well-kept garden lead away from the house and sun terrace, passing by the large pond and down to the bottom of the garden, where a vegetable garden and workshop are located. Adjacent the main house, an office also allows potential to be restored.

Services

Mains electricity, water and drainage are connected to the property. Gas fired central heating system. Solar panels are connected to the property with a feed in tariff.

Four rooms benefit from heating/cooling from an air source heat pump.

How to get there – What3words:

///shuttled.upholds.receive

Viewing

Strictly by appointment with TW Gaze.

Tenure: Freehold

Council Tax Band: E

Ref: 2/19404/MS


Important Notice

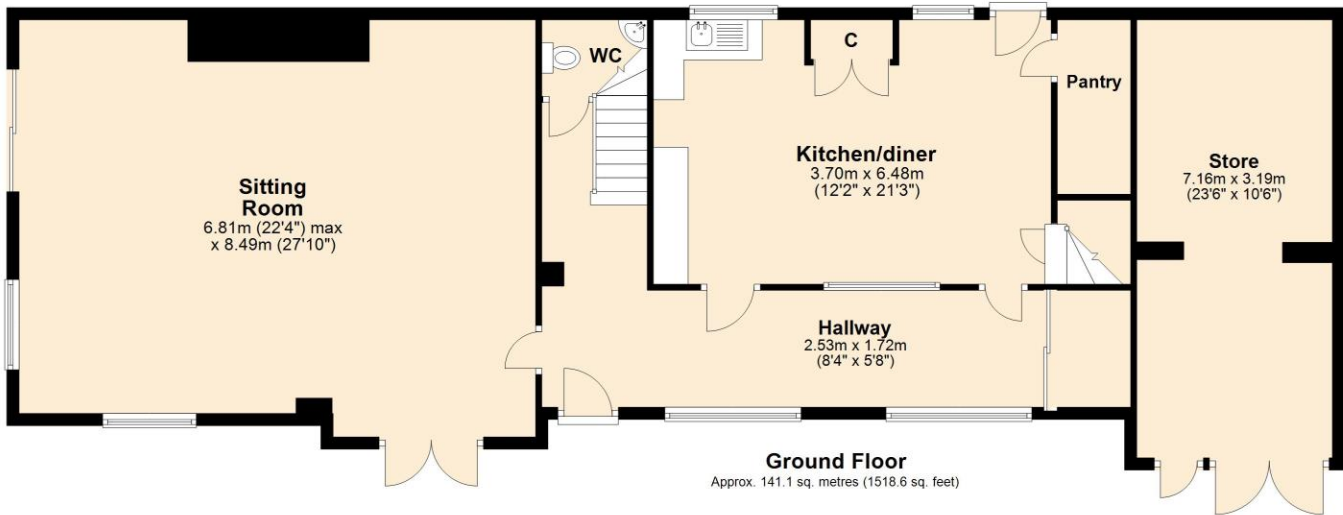
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Total area: approx. 259.2 sq. metres (2789.8 sq. feet)

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