

An exciting opportunity to acquire a three-bedroom 1960s house requiring modernisation, together with a good range of former agricultural buildings, on a site extending to nearly 7.5 acres.

Guide Price
£625,000 Freehold
Ref: P7299/J

Crossways Farm
High Road
Badingham
Suffolk
IP13 8LY



Entrance hall, sitting room, dining room, kitchen/breakfast room, rear hall, conservatory and cloakroom.

Landing, three bedrooms and bathroom.

Driveway and attached single garage.

Good range of former agricultural outbuildings.

Garden, together with parcels of grassland and agricultural land extending, in all, to approximately 7.46 acres (3.02 ha).

Contact Us



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Location

Crossways Farm is set along Bruisyard Road on the outskirts of Badingham in a semi-rural location and close to the A1120. Badingham has a well regarded dining pub, The White Horse, a village hall and church. Within 4 miles is the market town of Framlingham, which offers an excellent range of facilities including well-respected schools in both the state and private sector.

From the A1120 there is easy access to the Heritage Coast with its delightful villages and towns such as Walberswick, Dunwich, Southwold, Thorpeness and Aldeburgh. Suffolk's county town, Ipswich, is approximately 22 miles and here there are more comprehensive facilities as well as regular train services to London's Liverpool Street station that take just over the hour.

Description

Built during the early 1960s, Crossways Farm comprises a detached three bedroom house of circa 1,500 sq ft (138.5 sqm) which now requires modernising and updating throughout. Given the extent of the site the property occupies, Crossways Farm could also lend itself to being reconfigured and extended, subject to the necessary consents. In addition, Crossways Farm benefits from a good range of former agricultural buildings, of varying condition, that could provide useful storage facilities or serve equine or livestock interests. Crossways Farm also offers areas of garden, parcels of grassland/potential paddocks together with a parcel of agricultural land that is currently let until harvest 2024. In all, Crossways Farm extends to approximately 7.46 acres (3.02 hectares).

Overage

The property will be sold subject to an overage provision whereby for a period of 25 years, if planning consent for residential development is obtained, 30% of the enhanced value will be payable to the sellers if such planning permission is implemented or the property sold with the benefit of such planning permission. The overage payment will be based on the value of the property with the benefit of the planning permission less the market value of the land immediately before the grant of such planning permission. For the avoidance of doubt, the overage will not capture the extension of Crossways Farm, the creation of annexe accommodation or B&B/holiday lets, or commercial uses. It will only relate to independent residential dwellings.



The Accommodation

The House

Ground Floor

A part glazed UPVC front door with side light set beneath a covered porch opens into the

Entrance Hall

With staircase rising to the First Floor with useful understairs storage area. Parquet flooring, radiator, door to the Kitchen/Breakfast Room and door to



Sitting Room 19' x 13' (5.79m x 3.96m)

A light twin aspect reception room with large window on the front elevation overlooking the garden. The focal point of the room is the fireplace with stone surround and raised tiled hearth. Parquet flooring, wall light points, TV point, radiators and double doors opening into the Dining Room.



Dining Room 11' x 11' (3.35m x 3.35m)

Another light, twin aspect reception room with windows on the side and rear elevation overlooking the garden. Radiator, TV and telephone points and door through to the Kitchen/Breakfast Room.



Kitchen/Breakfast Room 15' x 11' (4.57m x 3.35m)

With large window on the rear elevation overlooking the garden. Fitted with a range of cupboard and drawer units with marble effect work surface over incorporating a one and a half bowl ceramic sink with mixer tap and drainer. Four ring electric hob, together with high level double oven and grill. Integral dishwasher. Recess and plumbing for washing machine. Doors to shelved **pantry cupboard**, fitted **store cupboard** and **Boiler Cupboard**, containing the Velaire oil fired boiler. Radiators. Door returning to the Entrance Hall and door through to the Rear Hall.



Rear Hall

With part glazed UPVC door with side light providing access to the front garden and driveway together with wood panelled door providing access to the Garden Room. Telephone point, radiator, fitted coat rail, **built-in shelved storage cupboard**, sliding door to the **attached garage** and further door to

Cloakroom

With WC, wall mounted wash basin with tiled splashback and radiator.

Returning to the Rear Hall, a wooden panel door provides access to the

Conservatory 12'3 x 10' (3.73m x 3.05m)

Of timber construction set on a single skin brick base and with part glazed door providing access to the rear garden.



Returning to the Entrance Hall, stairs rise to the

First Floor

Landing

With window on the side elevation overlooking the driveway, outbuildings and adjacent paddock. Access to roof space, door to **Airing Cupboard**, door to **shelved Cupboard** and doors off to



Bedroom One 16' x 11' (4.88m x 3.35m)

A good size double bedroom with large window on the gable elevation overlooking the adjacent paddock land. Built-in wardrobe cupboard, telephone point and radiator.



Bedroom Two 13'7 x 13' (4.14m x 3.96m)

Another good size twin aspect double bedroom with large windows providing far reaching views of the surrounding area. Radiator.

Bedroom Three 12'4 x 7'8 (3.76m x 2.34m)

A single bedroom with large window on the front elevation overlooking the garden and adjacent agricultural land. Radiator.

Bathroom

With suite comprising panelled bath in tiled surround with mixer tap and shower attachment, pedestal wash basin and WC. Fully tiled shower enclosure containing the Triton electric shower. Half-height panelling to part, shaver socket and radiator.



Outside

Crossways Farm is set well back from the road and approached via a pair of side hung five bar gates that open onto a stone chip driveway that leads to a parking and turning area in front of the **single garage**, approximately 6.12m x 3.21m, with up and over door, power and light connected and an interconnecting sliding personnel door into the Rear Hall. The driveway continues past the house to a second gateway that provides access to the outbuildings at the rear.

Formal gardens immediately surround Crossways Farm, with the front garden predominantly laid to grass for ease of maintenance, and partly enclosed within high level leylandii hedges, which provide a good degree of privacy. The front garden is also interspersed with a number of mature trees, including horse chestnut and cherry, as well as a number of established shrubs. A pathway leads from the driveway to the covered porch and front door.

The rear garden faces almost due west and therefore enjoys the sun during the latter part of the day and into the evening. This area is also laid to grass for ease of maintenance, but enclosed within high level, established hedging which makes it a very private area. There is a small patio area immediately adjoining the rear of the property, which can be accessed from the conservatory. There is also a dilapidated timber frame storage shed and two greenhouses. Centrally within the garden is a bed that contains a number of flower and shrubs, and this partly encloses the septic tank. There are also a number of mature trees including apple and cherry.



Outbuildings

To the rear of Crossways Farm is a range of former agricultural and storage buildings. These vary in nature and style and comprise a recently reclad storage building, Nissen Huts and timber clad buildings that previously served the farming operation. A summary of the buildings is set out in the schedule below.

Building	Description	Approximate Dimensions
Building 1	Former Farrowing house clad in timber and with a corrugated metal roof	12.07m x 5.94m
Building 2	A timber frame and clad store building under a corrugated tin roof	8.72m x 4.94m
Building 3	A store building that has been reclad in corrugated metal	12.63m x 9.4m
Building 4	A timber frame and clad store building under a corrugated tin roof	13.19m x 7.39m
Building 5	A Nissen Hut clad in corrugated metal	11.03m x 5.24m
Building 6	A mono-pitch concrete block open fronted store	12.95m x 6.15m
Building 7	A timber frame corrugated tin clad mono pitch former livestock building	12.43m x 5.17m
Building 8	A former livestock building of concrete block set beneath a pitched asbestos roof	15.03m x 5.63m
Building 9	A Nissen Hut clad in corrugated metal	18.87m x 5.16m
Building 10	A dilapidated timber frame building partly clad in corrugated metal	N/A



The Land

In all, Crossways Farm extends to approximately 7.46 acres (3.02 hectares). Immediately surrounding the house are the aforementioned formal gardens and grounds, but to the south and west of the property is a parcel of grassland that is partly enclosed within established hedging and which extends to approximately 1.6 acres (0.65 hectares).

To the north of the driveway is a former paddock that adjoins some of the former agricultural buildings. This is enclosed within established hedging and extends to approximately 0.74 acres (0.3 hectares). Beyond the outbuildings is a parcel of agricultural land, that extends to approximately 4.13 acres (1.67 hectares). This area is currently tenanted, but vacant possession will be provided following the 2024 harvest.

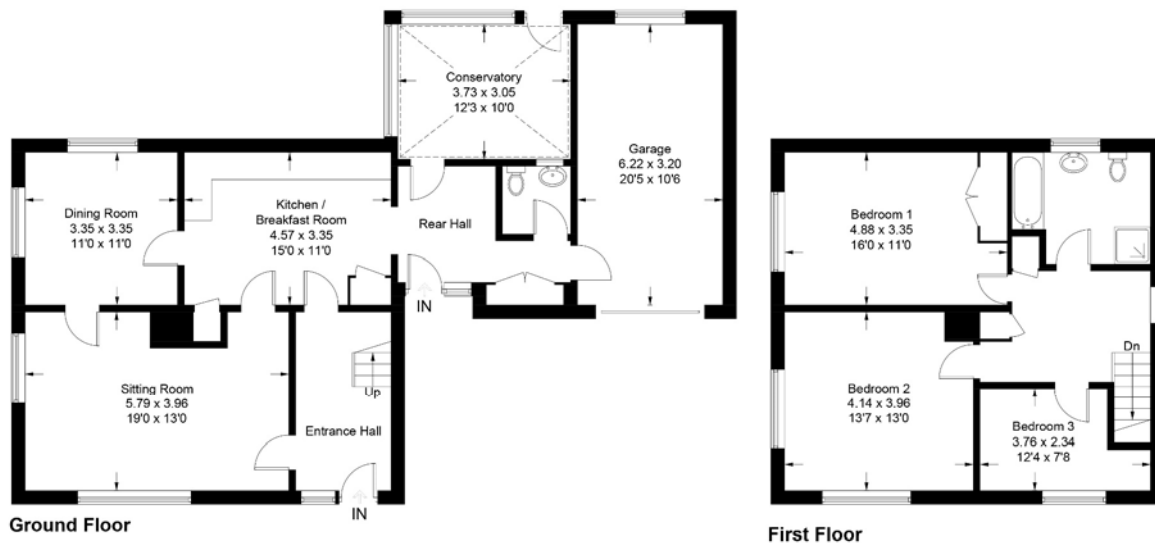
Site Plan (Indicative Only)





Crossways Farm, Badingham

Approximate Gross Internal Area = 164.1 sq m / 1766 sq ft
(Including Garage)



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Oil fired boiler serving the central heating and hot water system. Private drainage system (please note that whilst it is believed that the septic tank has worked in a satisfactory manner for many decades, it is unlikely to comply with the 2020 regulations and a buyer should budget to install a new sewage treatment plant. The cost of the replacement, if required, has been taken into consideration in the guide price).

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating E (48) (full report available from the agent).

Council Tax Band E; £2,556.52 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. This is an Executor sale. Grant of Probate has been applied for and is pending.

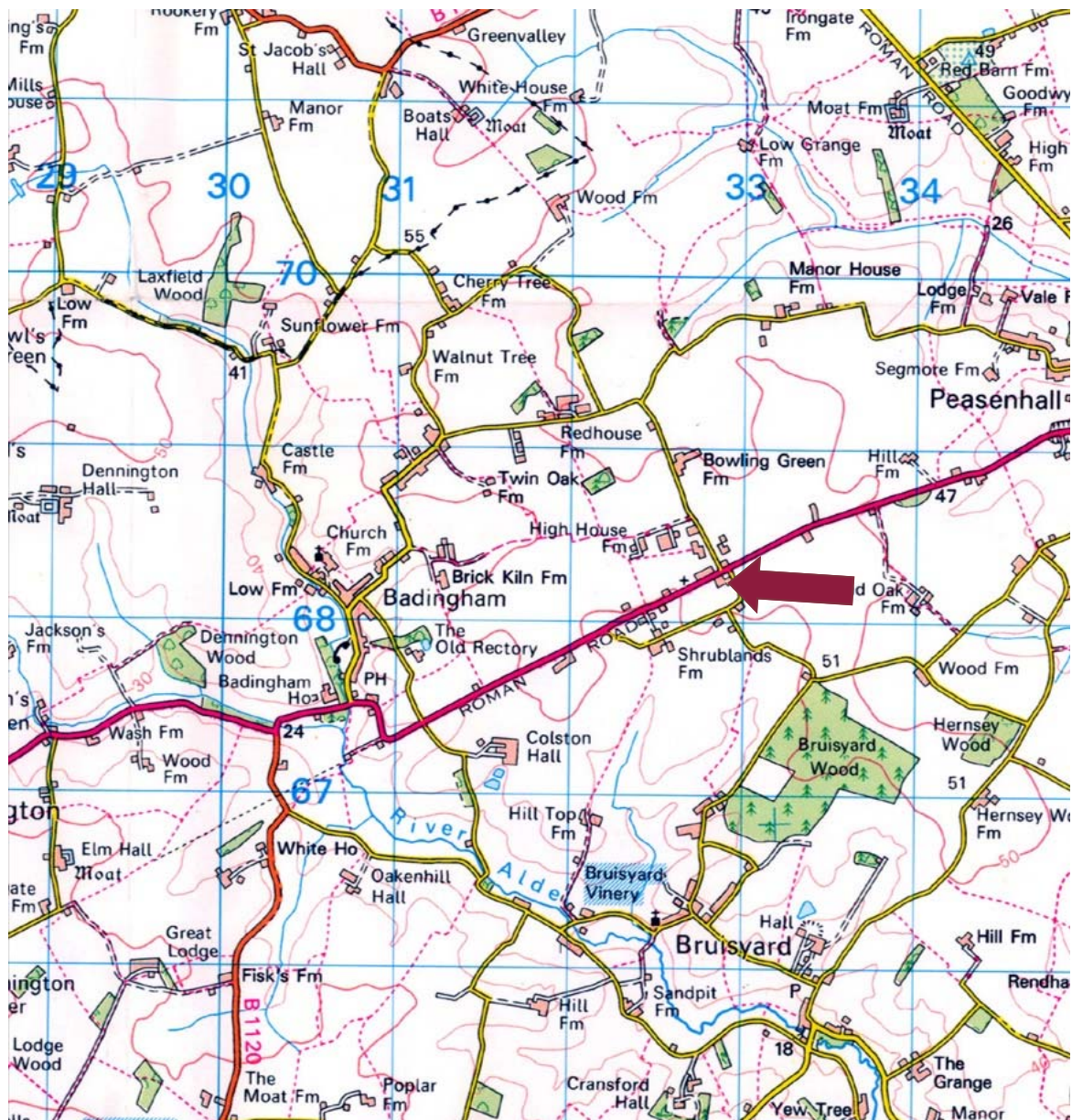
4. Some external photographs taken August 2023.

April 2024

Directions

Travelling in an easterly direction on the A1120, pass Badingham White Horse on the left. Continue along this road and after the garage on the left hand side take the next right hand turning (Brusyard Road) signposted to Brusyard, Rendham and Saxmundham where the entrance to Crossways Farm will be found on the right hand side.

For those using the What3Words app: [///paid.landlady.bleach](http://paid.landlady.bleach)



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