

*A period style two bedroom terraced house situated on Haynings Mill, a short walk from the town centre of Framlingham.*

Guide Price  
£255,000 Freehold  
Ref: P7237/C

8 Haynings Mill  
Framlingham  
Suffolk  
IP13 9JU



Hallway, kitchen/dining room, sitting room.  
Two first floor double bedrooms and bathroom.  
Front and rear courtyard gardens. Off-road parking.

Contact Us



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## Location

The property forms part of the small enclave of properties known as Haynings Mill, located just off Badingham Road. It is within easy walking distance of all Framlingham has to offer, including a good selection of independent shops and businesses, cafés, restaurants, hairdressers, antique shops, a travel agency, doctors surgery, vets and delicatessen. Framlingham is also home to the Crown Hotel, a Co-operative supermarket, Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College. The town is perhaps best known for its magnificent castle, which is managed by English Heritage. Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks into the surrounding countryside, and amenities such as golf in nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street, scheduled to take just over the hour.

## Description

8 Haynings Mill forms part of an attractive small development of period style houses built in the mid 1990s. The situation is particularly fine with its being close to the Castle, Pageant Field and town centre. The house, is mid-terrace, with rendered elevations under a tiled roof. Whilst an incoming buyer may choose to carry out a general modernisation programme, the dwelling has been very well maintained. On the ground floor is a kitchen/dining room and also a sitting room. On the first floor are two double bedrooms and a bathroom. Outside there is an east facing small front garden and a larger, west facing paved rear garden. In addition, there is off-road parking.

## The Accommodation

### *The House*

### Ground Floor

A partially glazed front door opens to the

### *Hallway*

Radiator. Stairs to the first floor landing with under stairs cupboard, doors lead off to the Kitchen/Dining Room and

### *Sitting Room* 15'8 x 10'11 (4.78m x 3.33m)

A dual aspect room with east facing window to the front of the property and west facing French doors opening to the rear garden. Fireplace with Living Flame gas fire and marble and timber surround. Radiators.



*Kitchen/Dining Room* 15'6 x 12'5 (4.72m x 3.78m)

East facing window to the front of the property and west facing window to the rear. Radiator. The kitchen area is fitted with high and low level wall units with an integrated electric oven with four ring gas hob above and extractor fan. Space and plumbing for fridge/freezer and washing machine. Roll edge work surface with one and a half bowl stainless steel sink with drainer and mixer taps above. Wall mounted gas fired boiler.





The stairs in the Hallway rise to the

## **First Floor**

### *Landing*

West facing window to the rear of the property. Hatch to roof space, built in airing cupboard with lagged hot water cylinder and slatted shelving. Doors lead off to the two bedrooms and bathroom.

### *Bedroom One* 15'8 x 11'3 (4.78m x 3.43m)

Dual aspect double bedroom with east and west facing windows to the front and rear of the property. Built in wardrobes. Radiators.



### *Bathroom*

Comprising bath, hand wash basin and WC. Radiator. East facing window with obscured glazing. Strip light with shaver point.

### *Bedroom Two* 15'7 x 8'2 (4.75m x 2.49m)

A dual aspect double bedroom with east and west facing windows to the front and rear of the property. Radiator. Built in wardrobe.



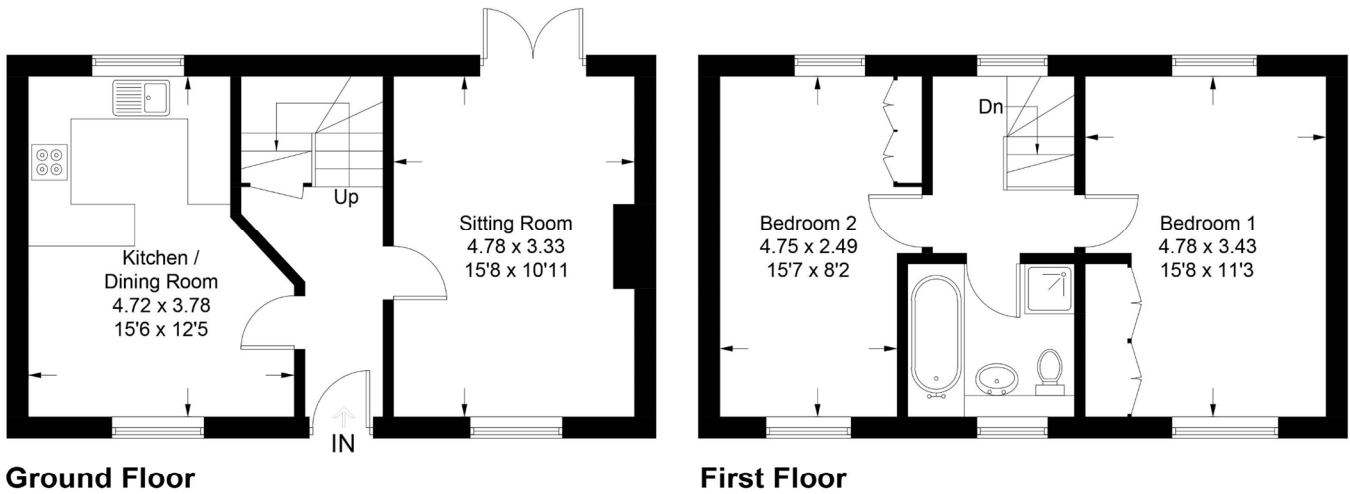
### **Outside**

To the front of the house, the east, there is a garden area laid with paving which is enclosed by railings. The main courtyard garden is to the rear of the house. This is predominantly paved making it particularly low maintenance. It is enclosed by flower bed borders with high level fencing and a brick wall. It also contains a garden shed. The garden measures approximately 27' x 25'. A gate provides access to the communal driveway to the rear of the house where there is a designated car parking space for number 8 under car port. Adjacent to this is a further car parking space that is owned by number 8. This is shared with number 9 Haynings Mill and used on a 'first come, first served' basis.



# 8 Haynings Mill, Framlingham

Approximate Gross Internal Area = 82.4 sq m / 887 sq ft



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*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, electricity and gas. Gas fired central heating.

*EPC* = C (copy available from the agents)

*Council Tax* Band C; £1,907.96 payable per annum 2024/2025

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

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

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## NOTES

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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.

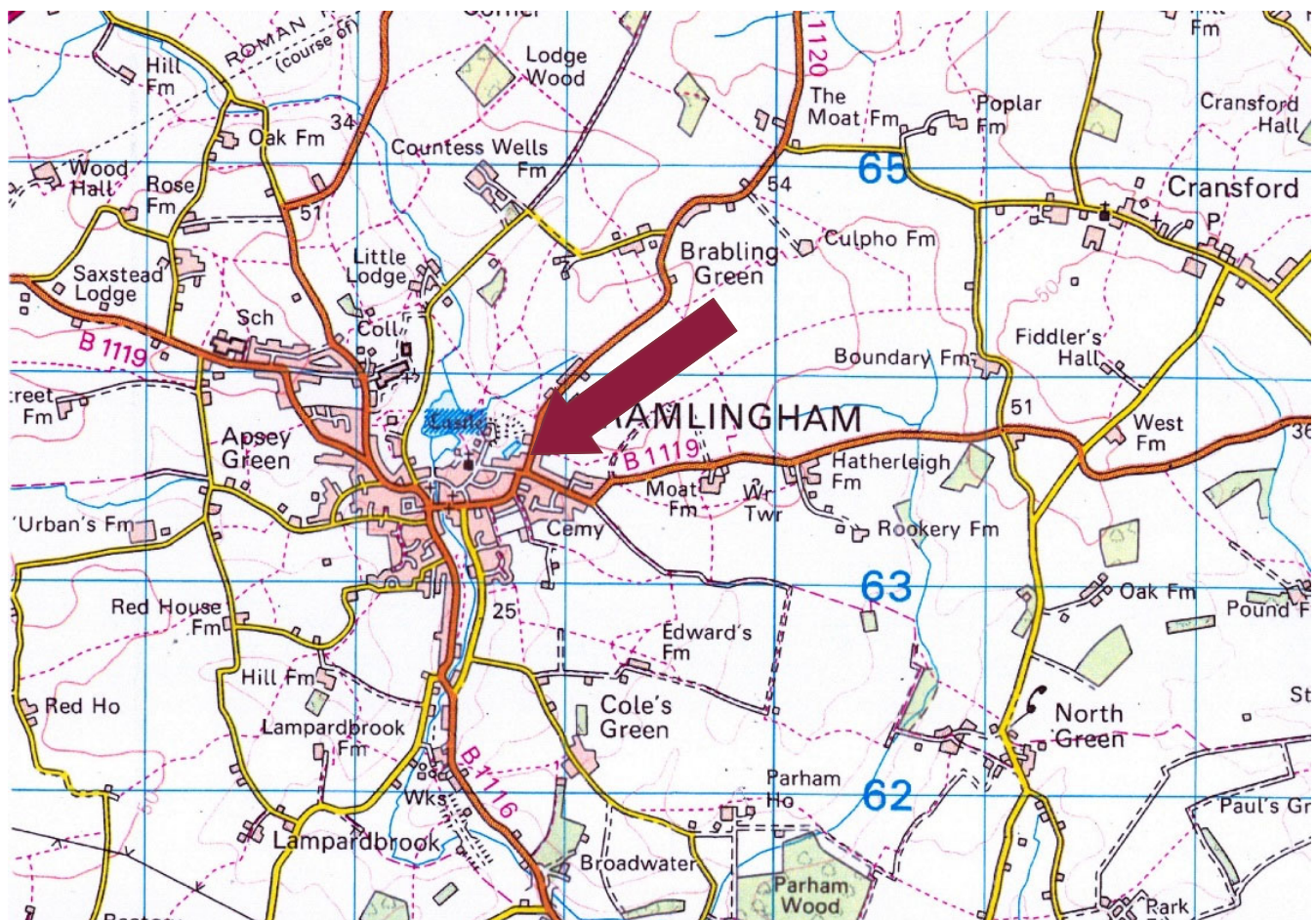
3. This is a probate sale and probate has been granted.

*April 2024*

## Directions

From Clarke and Simpson's office in Well Close Square proceed towards Station Road and turn left onto Fore Street. Proceed up Fore Street and when bearing to the right, turn left onto Badingham Road opposite the Gulf petrol station. Number 8 Haynings Mill will be found a short way along on the left hand side. There is on road parking to the front of the house and the parking space/s can be found at the rear, accessed via the communal driveway.

What3Words location: ///fortunes.dined.midwinter



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