

A charming brick and flint, semi-detached two/three bedroom cottage, set along Mill Road on the outskirts of the popular rural village of Badingham.

Guide Price
£245,000 Freehold
Ref: P7262/J

Workhouse Cottage
Mill Road
Badingham
Suffolk
IP13 8LF



Kitchen/breakfast room, sitting room and cloak/store room.
Three bedrooms (one walk-through) and shower room.
Shingle driveway and paved terrace to the front.
NO FORWARD CHAIN.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Workhouse Cottage is located on the outskirts of the pretty and popular village of Badingham, set along Mill Road. Badingham is a well regarded village with a very popular village pub, The White Horse, and its adjoining bowls club. There is also a village hall hosting a variety of community events. Workhouse Cottage is in the catchment area for Dennington Primary School (2 miles) and Thomas Mills High School, Framlingham.

Badingham is situated just 4 miles to the north-east of the historic market town of Framlingham, which is best known for its fine Medieval Castle, but also benefits from a good selection of shops, restaurants, dining pubs, medical centre and library, as well as good schooling in both the state and private sectors. The county town of Ipswich is about 22 miles to the south, with fast Inter City rail services to London's Liverpool Street station taking just over the hour. The Heritage Coast, with the popular centres of Snape Maltings, Southwold, Dunwich, Walberswick, Thorpeness and Aldeburgh is approximately 15 miles to the east.

Description

Workhouse Cottage is a delightful two/three bedroom brick and flint period cottage, that is set along Mill Road on the outskirts of the well regarded rural village of Badingham. The current vendors have owned Workhouse Cottage for just over 10 years, and enjoyed using it as a second home during that time. During their tenure the vendors have maintained Workhouse Cottage well although it does offer scope for an incoming purchaser to modernise the property in areas.

Outside there is a large west facing terraced area laid to Indian sandstone, together with a covered veranda seating area. Beyond the terrace is the shingled driveway which is sufficiently large enough to parking two to three vehicles, and this is enclosed within borders that contain a number of established flowers and shrubs.

The Accommodation

The Cottage

Ground Floor

A part glazed stable type door opens into the

Kitchen/Breakfast Room 14' x 8' (4.27m x 2.44m)

With casement window overlooking the front garden and driveway. Well fitted with a range of cupboard and drawer units with granite effect worksurface over incorporating a stainless steel sink with mixer tap and drainer, and with water softener under. Four ring electric hob with high level double oven and grill. Recess and plumbing for washing machine. Downlighters, storage heater and doorway through to the



Sitting Room 14' x 13' (4.27m x 3.96m)

A good size, light, reception room with large casement window on the front elevation overlooking the terrace, driveway and village street. The focal point of the room is the brick fireplace (currently sealed) with carved wood surround set on a raised tiled hearth. Second front door providing access to the garden. TV and telephone points, night storage heater and door to staircase rising to the First Floor. Further door to



Cloakroom/Store Room

With WC and mounted wash basin. Door to understairs storage cupboard, fitted shelving and coat hook, and night storage heater.

Returning to the Sitting Room a door opens onto the staircase that rises to the

First Floor

Landing

With door to **Airing Cupboard**, access to roof space and doors off to

Shower Room

With suite comprising a good size walk-in shower enclosure, WC and mounted wash basin with mixer tap and storage cupboard under. Wall mounted electric bar heater, electric towel rail and extractor fan.



Bedroom One 9' x 8'2 (2.74m x 2.49m)

A double bedroom with window on the front elevation providing views along the village street and across the countryside beyond. Electric panel heater.



Bedroom Two 12' x 10' (3.66m x 3.05m)

A single, walk-through bedroom that also benefits from a window overlooking the front garden and driveway. Electric panel heater. Door to



Bedroom Three 14' x 8' (4.27m x 2.44m)

Another double bedroom with window on the front elevation providing plenty of light and views of the garden, driveway and village street. Electric panel heater.



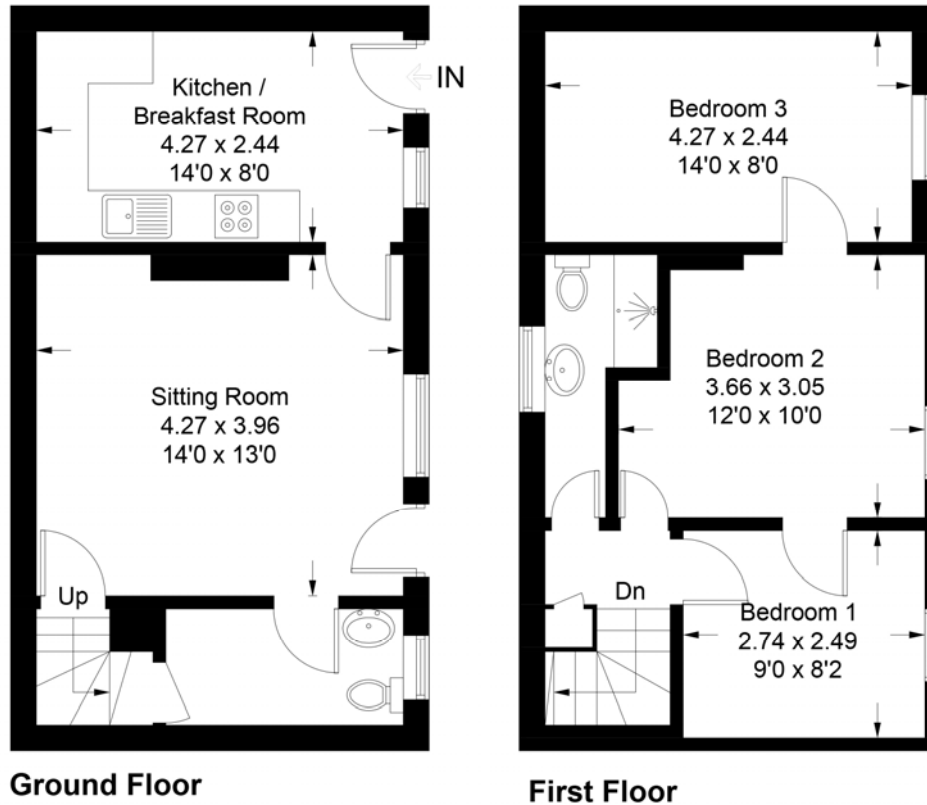
Outside

Workhouse Cottage will be found along Mill Road, on the outskirts of the delightful rural village of Badingham. The cottage is approached via a generous shingled parking area, that is sufficiently large enough for 2 to 3 vehicles and beside this is a large terrace area, laid to Indian sandstone, that enjoys the sun during the afternoon and into the evening. The terrace and driveway are enclosed within borders that contain a variety of established flowers and shrubs, together with a high level flint wall that provides a good degree of privacy. There is also a covered veranda area along the frontage of the property.



Workhouse Cottage, Badingham

Approximate Gross Internal Area = 69.9 sq m / 752 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage.

EPC Rating = F (34). A copy of the full EPC report is available on request.

Council Tax Band C; £1,773.65 payable per annum 2023/2024

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.

March 2024

Directions

From Framlingham proceed in a north-easterly direction on the B1120. At the T-junction with the A1120 turn right and at the White Horse public house turn left into Low Street. Continue past the village hall then turn right into Mill Road. Continue for approximately three quarters of a mile and Workhouse Cottage will be found on the right hand side.

For those using the What3Words app: [///clauses.readily.autumn](https://www.what3words.com/#!/clauses.readily.autumn)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.