

*A recently renovated & refurbished, three bedroom, Grade II listed, semi-detached cottage, located in the hamlet of Brabling Green, on the outskirts of the popular market town of Framlingham.*

Guide Price  
£395,000 Freehold  
Ref: P7263/B

2 Yew Tree House  
Badingham Road  
Framlingham  
Woodbridge  
Suffolk IP13 9HY



Sitting room, large kitchen/dining room, utility room and downstairs cloakroom.

Principal bedroom with en-suite shower room.

Two further double bedrooms and family bathroom.

Double garage and driveway providing off-road parking.

Enclosed garden.

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

2 Yew Tree House is located in a rural position, just over a mile from the centre of the popular market town of Framlingham. The town is well equipped with various amenities, including a doctors surgery, Sir Robert Hitcham's CEVA Primary School & Nursery, Thomas Mills High School and Framlingham College. There is a good selection of independent shops and businesses within the town including cafés, restaurants, hairdressers, antique shops, a travel agency, nursery, vets and delicatessen. Framlingham is also home to the Crown Hotel and a Co-operative supermarket. In recent years Framlingham has often featured as the number one place to live in the country and is perhaps best known for its magnificent castle.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside, and amenities such as golf in nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (14 miles). The world famous Snape Maltings Concert Hall is nearby (10 miles), and there is also bird watching at the RSPB centre at Minsmere (14 miles). The property is only miles from the coast, with easy access to 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, which are scheduled to take just over an hour.

## Description

2 Yew Tree House is a Grade II listed, three-bedroom, semi-detached property, which has been extended and completely renovated and refurbished during the current vendors' tenure. This has included rewiring, replumbing and installing a new central heating system. As part of the renovation project, the property was extended to the rear, and the vendors have cleverly and successfully fused the traditional characteristics of the house with contemporary additions and a modern twist. The property has spacious and well laid out accommodation over three floors including sitting room, large kitchen/dining room, utility room, downstairs cloakroom, principal bedroom with en-suite shower room, two further double bedrooms and a family bathroom. There are enclosed gardens to the front and rear, a double garage and ample off-road parking.

## The Accommodation

### *The House*

### Ground Floor

A partially glazed front door opens to the

*Sitting Room* 15'7 x 15'0 (4.75m x 4.57m)

Windows to front, side and rear. Exposed ceiling and wall timbers. Laminate style flooring, floor-mounted column radiators and wall-mounted lighting. Large inglenook fireplace with limestone hearth and recessed wood burning stove with oak bressummer over. Cupboard containing meters. A door opens to the



### *Inner Lobby*

Cottage stairs that rise to the first floor landing with understairs storage. Porcelain tiled flooring. Opening through to the

### *Utility Room* 9'7 x 7'6 (2.92m x 2.29m)

A partially glazed stable door opens to the rear. A matching range of fitted wall and base units with oak worktops incorporating a butler sink with mixer tap over and tiled splashback. Space and plumbing for washing machine. Wall-mounted gas-fired Ideal Logic boiler. Floor-mounted column radiator. Porcelain tiled flooring.



Walking through to the kitchen, a door opens to the

### *Cloakroom*

Window to side with obscured glazing. Close-coupled WC, wall-hung basin with chrome towel radiator, part panelled walls, recessed lighting and extractor fan. Porcelain tiled flooring.

### *Kitchen/Dining Room* 12'7 x 12'11 (3.84m x 3.94m)

Vaulted ceilings and partially glazed French doors that open to the rear terrace, flanked by window to side. A matching range of base and larder cupboards with space for dual-fuel range cooker and extractor fan above. Central island and breakfast bar with quartz worktop incorporating twin Belfast sinks with mixer tap over. Integrated wine cooler and dishwasher. Space for integrated fridge and freezer. Recessed lighting and pendant lights. Porcelain tiled flooring. Floor-mounted column radiator and further vertical floor-mounted column radiator.





From the inner hall, stairs rise to the

## **First Floor**

### *Landing*

Exposed wall and ceiling timbers. A door opens to a further staircase that rises to the second floor. A further door opens to the

### *Principal Bedroom* 12'10 x 9'6 (3.91m x 2.90m)

Windows to side. Wall-mounted lighting and floor-mounted column radiator. A door opens to the



### *En-Suite Shower Room*

Close-coupled WC, wall-hung basin with mixer tap over, built-in shower cubicle in tiled surround with glass door to front and mains-fed drencher shower and hand-held attachment, wall-mounted heated chrome towel radiator, extractor fan and porcelain tiled flooring.

### *Family Bathroom*

Window to rear with obscured glazing. A spacious room with exposed timbers and part panelled walls. Close-coupled WC, vanity basin with mixer tap over and cupboard under, shaver point and mirror, freestanding rolltop bath with mixer tap over, heated chrome towel radiator, extractor fan and stone tiled flooring.

### *Bedroom Two* 14'8 x 8'5 (4.47m x 2.57m)

A further double bedroom with original sash window to front. Exposed ceiling and wall timbers. Exposed floorboards. Wall-mounted column radiator.



The stairs from the first floor landing rise to the

### **Second Floor**

### *Bedroom Three* 16'0 x 14'0 (4.88m x 4.27m)

A large double bedroom with vaulted ceilings. Window to side. Exposed ceiling timbers. Wall-mounted column radiator on a feature brick chimney breast. To the side of the stairwell is a large attic storage space (18'0 x 7") with window to rear and column radiator. This would make an ideal children's den!



## Outside

The property is approached from the highway via double gates that give access to a private driveway that provides parking for four vehicles in front of a detached **double garage**. The front garden has established trees and is mainly laid to lawn. It is partially bordered by picket fencing and partially by post and rail. The double garage is of oak-framed and timber-clad construction on a brick plinth. It has large double doors to the front, with power and light connected, and some storage space in the loft. There is outside lighting.

Pathways lead to the front door and through a gate at the side of the property, before continuing to the rear terrace. Here there is further outside lighting and an outside tap. The garden is mainly laid to lawn and enclosed by close boarded fencing.



## 2 Yew Tree House, Framlingham

Approximate Gross Internal Area = 131.5 sq m / 1415 sq ft



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**Viewing** Strictly by appointment with the agent.

**Services** Mains water and electricity. Liquefied Petroleum Gas (LPG). Fibreoptic broadband. Private drainage to a modern treatment plant.

**Council Tax** Band C; £1,822.46 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

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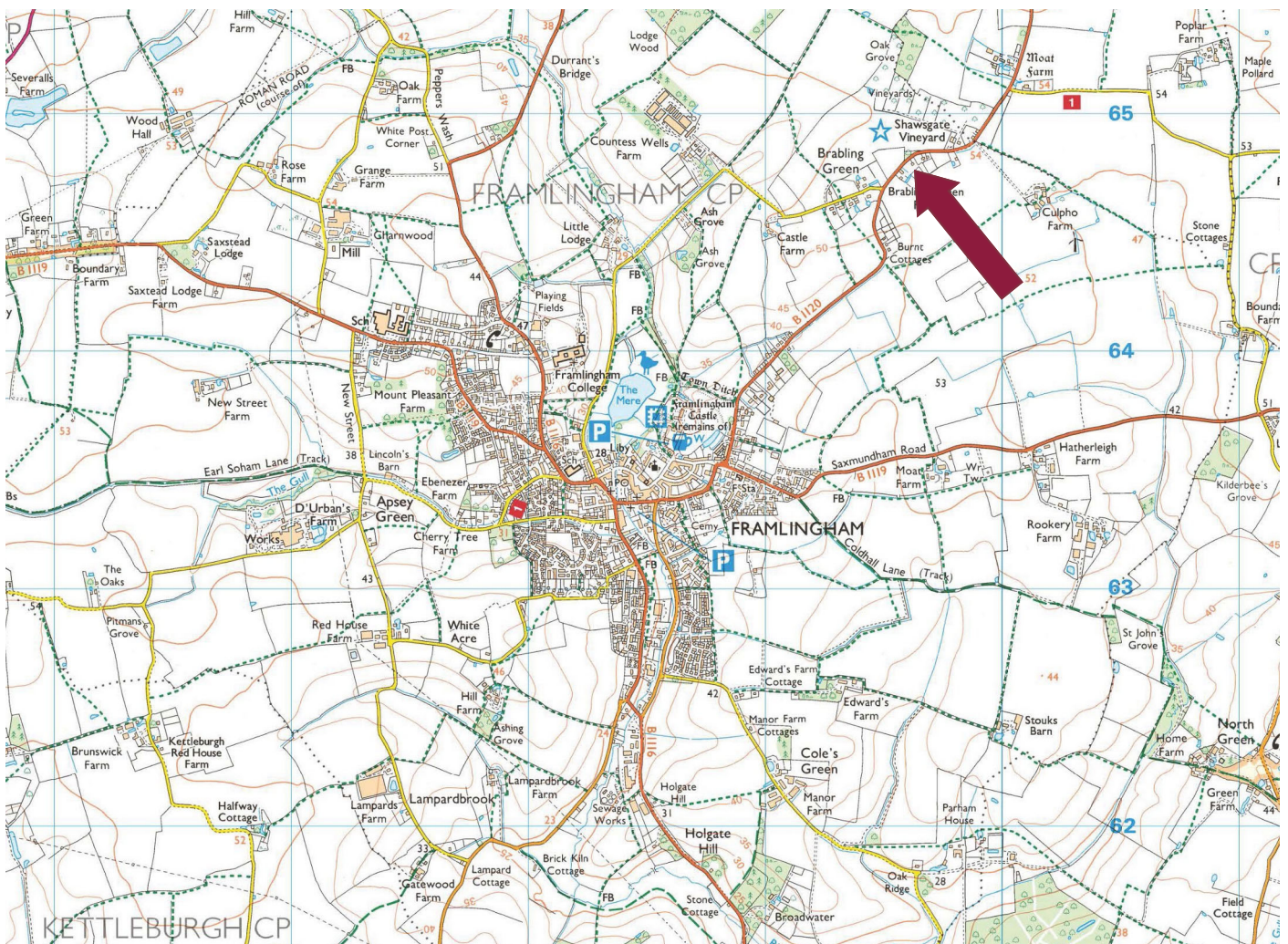
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

**February 2024**

## Directions

Leaving Framlingham on the B1120 (Badingham Road), proceed out of the town for approximately half a mile before entering the hamlet of Brabling Green. The property can be found on the right hand side, opposite the post box and identified by a Clarke & Simpson 'For Sale' board.

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