

A charming four-bedroom semi-detached period cottage of generous proportions, located in the popular village of Badingham, just a short drive from Framlingham & Suffolk's Heritage Coast.

Guide Price
£575,000 Freehold
Ref: P7282/B

Old Workhouse
Mill Road
Badingham
Woodbridge
Suffolk IP13 8LF



Entrance hall, drawing room, dining room, garden room, kitchen/ breakfast room, study, utility room and downstairs cloakroom.
Principal bedroom with en-suite shower room.
Three further bedrooms and family bathroom.
Separate workshop, office and double garage.
Off-road parking.
Enclosed garden to rear and landscaped garden to front.

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Location

Old Workhouse is located in the well regarded village of Badingham, which is home to a popular pub, The White Horse, and its adjoining bowls club. There is also a village hall that hosts a variety of community events. Old Workhouse 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, along with a good selection of shops, restaurants and dining pubs. There are also a 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 rail services to London's Liverpool Street station taking just over an 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

Old Workhouse is a charming, four-bedroom, semi-detached period cottage with flint elevations under a pitched tiled roof. It has extremely spacious and well laid out accommodation comprising large entrance hall, downstairs cloakroom, a light-filled dual-aspect drawing room with French doors that open out onto the terrace, garden room overlooking the garden, dining room, kitchen/breakfast room with a Rayburn range that effectively incorporates the central heating, separate utility room and study. On the first floor is a principal bedroom with en-suite shower room, along with three further double bedrooms and a family bathroom. The property is mostly double-glazed, with the benefit of oil-fired central heating.

The property is situated on a generous plot with ample off-road parking in front of a double garage. The garage is linked to the main house via a workshop and office. The rear garden is enclosed by close boarded fencing and a flint wall. It is mainly laid to lawn with a paved terrace.

The Accommodation

The House

Ground Floor

Double oak front doors lead to an

Entrance Hall

A spacious area with brick flooring, wall-mounted radiator and stairs that rise to first floor landing. Understairs cupboard with light. Glazed door with windows to side opening to the garden. Doors open to the cloakroom, dining room, kitchen/breakfast room and

Drawing Room 25'0 x 15'0 (7.62m x 4.57m)

A light dual-aspect room with window to front and French doors to rear opening out onto the rear terrace. Recessed wood burning stove on a stone hearth. Wall-mounted lighting and radiators. A glazed door opens to the



Garden Room 22'4 x 10'5 (6.81m x 3.17m)

A great room for inside and outside entertaining, being of a good-size and providing a sitting and dining area, with bi-fold doors and sliding doors that open out to the garden. Ceramic tiled flooring, recessed lighting and wall-mounted radiator. From the entrance hall, a door opens to the



Kitchen/Breakfast Room 14'7 x 13'0 (4.44m x 3.96m)

Window to front. A matching range of fitted wall and base units with oak worktops. One and a half bowl ceramic single-drainer sink unit with mixer tap over and oak upstands. Integrated dishwasher. Two-oven oil-fired Rayburn range cooker incorporating the central heating. Electric hob to side with stainless steel and glass extractor hood over. High-level electric double oven. Space for appliances. Ceramic tiled flooring and recessed lighting. An opening leads into the



Dining Room 19'3 x 13'2 (5.87m x 4.01m)

An exceptionally spacious room with bay window to rear. Wall-mounted radiators. Glazed door to entrance hall.



Cloakroom

Window to rear with obscured glazing. Basin with mixer tap over, cupboards under and tiled splashback. Close-coupled WC. Ceramic tiled flooring and heated chrome towel radiator.

A door from the kitchen/breakfast room opens to the

Utility Room 9'5 x 8'2 (2.87m x 2.49m)

Door and window to front. A matching range of fitted wall and base units with circular sink with ornate mixer tap over. Space and plumbing for washing machine. Selection of cupboards and pan drawers. Property alarm system. Wall-mounted radiator. A door opens to the

Study

Window to rear. Wall-mounted radiator. Electricity fuse boxes.

The stairs in the entrance hall rise to the

First Floor

Galleried Landing

Windows to front and rear. Built-in airing cupboard with pre-lagged water cylinder and slatted shelving. Doors lead off to the bedrooms and family bathroom.

Principal Bedroom 15'2 x 12'3 (4.62m x 3.73m)

Windows to the side and rear. A matching range of fitted wardrobes. Wall-mounted radiator. A door opens to the



En-Suite Shower Room

Window to rear with obscured glazing. Recently fitted and comprising a large double shower tray with glass screen and drencher shower with hand-held attachment and automatic temperature control. Tiled floor and walls. Close-coupled WC and vanity basin with mixer tap over and cupboard under. Shaver point, wall-mounted radiator and extractor fan.

Bedroom Two 12'7 x 12'6 (3.84m x 3.81m)

A further double bedroom with window to side and wall-mounted radiator.

Family Bathroom

Window to rear. Comprising panelled bath with mixer tap over and shower attachment, pedestal hand wash basin with tiled splashback and mirror above, close-coupled WC, ceramic tile flooring and wall-mounted radiator.



Bedroom Three 14'7 x 9'7 (4.44m x 2.92m)

A further double bedroom with window to rear. Wall-mounted lighting, radiator and recessed lighting.

Bedroom Four 13'2 x 9'0 (4.01m x 2.74m)

A further double bedroom with window to rear and wall-mounted radiator.



Outside

The property is approached from the highway via an accessway over which the vendors of Old Workhouse have a right of way to access their private shingled driveway. The private driveway provides off-road parking for four vehicles in front of the **double garage** (21'8 x 19'0). A block paved path leads to the front door. Behind the garage is an enclosed utilitarian area housing the oil tank and bins. Linking the double garage to the main house is a Hardie Plank cladded building containing a workshop and office. From the driveway, a door opens to the workshop (12'6 x 8'6), which has a window to front and power and light connected. A glazed door leads to a further office, which has a window to side, electric wall-mounted heater and recessed lighting. This area would make a perfect working-from-home space. From the workshop, access can be gained to the double garage. This has two electric up-and-over doors. A pathway leads round the side of the house, through a gate, to the rear garden.

The rear garden is enclosed by close boarded fencing and a flint wall. It is mainly laid to lawn with established flower borders and a timber pergola. A paved terrace area abuts the property and is bordered by a low-lying flint wall, which has steps leading up to the lawn. There is a further seating area to the rear of the garden.

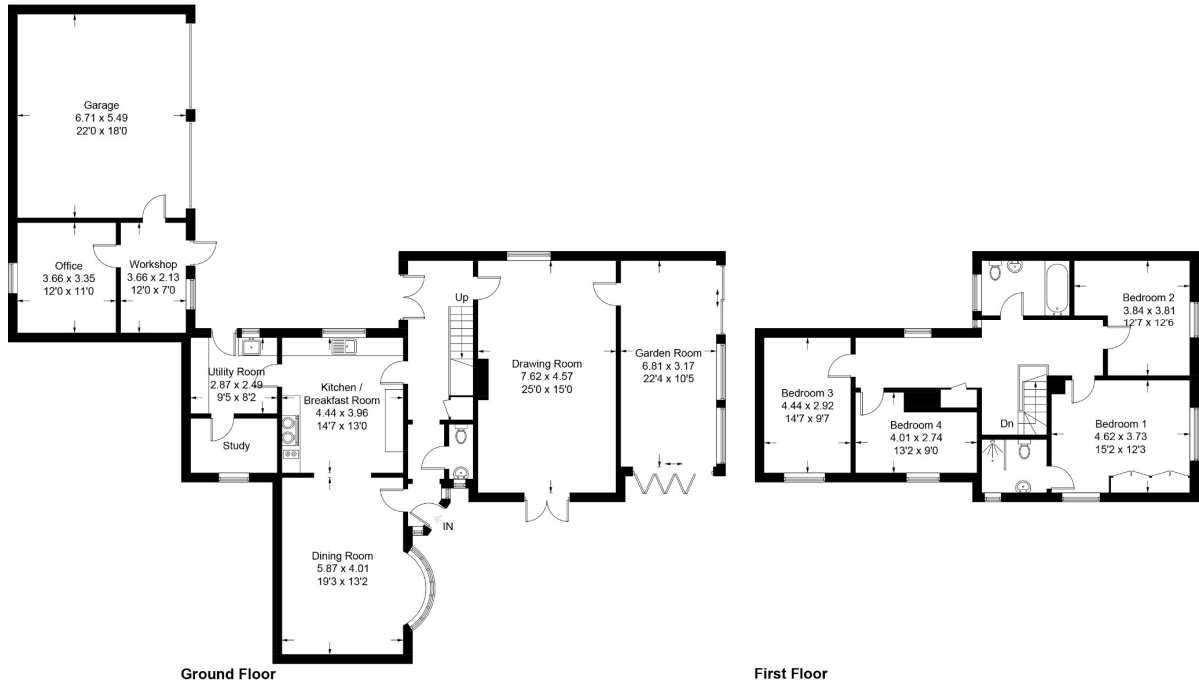


The Old Workhouse, Badingham

Approximate Gross Internal Area = 218.1 sq m / 2348 sq ft

Outbuilding = 58.4 sq m / 629 sq ft

Total = 276.5 sq m / 2977 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil-fired central heating.

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 –
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EPC Rating D (full report available from the agent).

Council Tax Band D; £1,995.36 payable per annum 2023/2024.

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

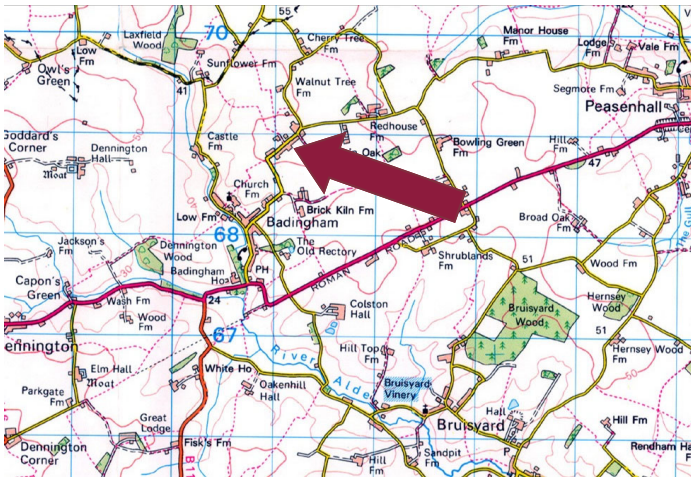
NOTES

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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.

3. It should be noted that a five-bedroom detached dwelling with double garage is being constructed opposite Old Workhouse, adjacent to Longlea House, under planning reference DC/23/3924/FUL. Further information can be found at <https://publicaccess.eastsuffolk.gov.uk/online-applications/>

March 2024



Directions

Heading out of Framlingham on the B1120 (Badingham Road), continue for approximately 2.5 miles until reaching the T-junction. Turn right towards Badingham and take the first left onto Low Street, adjacent to The White Horse public house. Continue into the village and take the right hand turning onto Mill Road. Continue for approximately three quarters of a mile and the property can be found on the right hand side.

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