

*A unique three/four bedroom former Mission Hall along with a detached one bedroom annexe and home office, located within the village of Badingham, near Framlingham.*

Guide Price  
£725,000 Freehold  
Ref: P7275C

Old Mission Hall  
Mill Road  
Badingham  
Suffolk  
IP13 8LF



Old Mission Hall - Sitting room, dining room, kitchen/breakfast room, utility room, garden room, study, ground floor bedroom and shower room. Three first floor bedrooms. En-suite bathroom and shower room.

Annexe - Sitting room, conservatory, kitchen, bedroom and bathroom.

Two home office rooms and double garage. Off road parking and mature gardens of one third of an acre.

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## Location

The popular village of Badingham has a pub, The White Horse, church and a village hall. Within 4 miles is the market town of Framlingham, which offers an excellent range of facilities including public houses, restaurants, a Co-operative supermarket, a dentist and medical practice. The town also benefits from 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 Aldeburgh, Thorpeness, Dunwich and Southwold. Ipswich is approximately 19 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

The property is ideal for dual family occupation. As the name would suggest, the main dwelling was previously a Mission Hall, that was constructed in the late 19th Century and converted to a dwelling in the 1960s. It is of brick construction under a tiled roof. Internally there is well laid out accommodation and the property benefits from UPVC double glazing throughout, an oil fired central heating system and PV panels. In addition is an excellent one bedroom detached annexe. Planning permission was given on the basis that it can be used as ancillary accommodation to the main dwelling. Beyond the annexe is a double garage and two home offices. The property has attractive and mature gardens which extend to approximately 0.3 acres.

## The Accommodation

### Old Mission Hall

#### Ground Floor

The main door opens to a porch that has a door opening to the

#### *Hallway*

Radiator and doors to the downstairs shower room, sitting room, study and an opening to the

#### *Dining Room* 10'11 x 9'11 (3.34m x 3.04m)

North-west facing UPVC window to the front of the property. Radiator. Door to the kitchen and an opening to an



#### *Inner Hallway*

North-west facing UPVC window to the front of the property. Radiator. Staircase to bedroom one. Door to built in cupboard with hanging rail, shelving and automatic lighting. A further door opens to

*Ground Floor Bedroom Four* 10'5 x 5'8 (3.18m x 1.75m)

A single bedroom or study with north-west facing UPVC window to the front of the property. Radiator.



From the hallway, further doors open to the

*Downstairs Shower Room*

Recently re-fitted and comprising large tiled shower unit, WC and hand wash basin with cupboards below. Ladder style chrome towel radiator. Tiled flooring with electric underfloor heating. South-east facing UPVC window with obscured glazing. Recessed spotlighting.

*Sitting Room* 17'3 x 10'11 (5.27m x 3.34m)

Fireplace with wood burning stove flanked on either sides by alcoves with fitted shelving and cupboards. South-east facing UPVC windows overlooking the rear garden and annexe. Radiators.



*Kitchen/Breakfast Room* 16'9 x 16'4 (5.11m x 4.98m)

North-east and south-east facing UPVC windows overlooking the garden. Fitted with high and low level modern wall units with work surface and one and a half bowl inset ceramic sink with mixer taps above. Four ring bottled gas hob and extractor fan above. Space and plumbing for a dishwasher. Double electric oven. Radiator. Tiled flooring. Shelved larder. A door opens to the



*Utility Room*

North-east facing UPVC window. Tiled flooring. Space and plumbing for a washing machine. Double doors open to the

*Garden Room* 14'4 x 8' (4.37m x 2.44m)

Of UPVC construction and with wall to wall north-east, south-east and south-west facing windows. Doors to the exterior. Radiator. Tiled flooring. Wall light points.



From the hallway a further door leads to the

*Study* 13'11 x 10'6 (4.26m x 3.22m)

North-west facing UPVC window to the front of the property. Radiator. Second staircase leading to the



**First Floor**

*Landing*

Radiator. South-west facing window. Doors to bedrooms two and three and the

*Shower Room*

Comprising shower, WC and hand wash basin. Tiled flooring. Radiator. Hatch to eaves storage.

*Bedroom Two* 16'11 x 8'6 (5.16m x 2.60m)

A double bedroom with south-east facing Velux window. Radiator. Hatch to eaves storage.

*Bedroom Three* 13'1 x 6'9 (4.01m x 2.06m)

A single bedroom with south-west facing window and south-east facing Velux. Radiator. Hatch to eaves storage.

The staircase from the inner hallway rises to a further landing where there is an airing cupboard with lagged



hot water cylinder and slatted shelf, and a door to

*Bedroom One* 14'9 x 13'5 (4.51m x 4.11m)

A good size double bedroom with exposed timbers and north-east facing window overlooking the garden and pretty cottages beyond. Fitted wardrobe. Radiator. A door opens to an



*En-Suite Bathroom*

Fully tiled and comprising bath with shower over and folding glazed screen, WC and hand wash basin with cupboard below. Tiled flooring with electric underfloor heating. Radiator. South-east facing UPVC window.

## **The Annexe**

A UPVC partially glazed front door leads to the

### *Hallway*

Night storage heater. Hatch to loft space with pull down ladder. South-west facing UPVC window. Night storage heater. Built-in airing cupboard with lagged hot water cylinder and slatted shelving. Doors lead to the bedroom, kitchen and

### *Sitting Room* 14'8 x 11'10 (4.48m x 3.61m)

A spacious room with exposed timbers and north-west facing glazed door flanked on one side by a window opening to the garden. Night storage heater. A door opens to the



### *Conservatory* 11'5 x 9' (3.50m x 2.75m)

Of UPVC construction on a brick plinth under a polycarbonate roof. Wall to wall windows to the north - west, north-east and south-east. Tiled flooring.



***Kitchen*** 8'10 x 7'10 (2.69m x 2.40m)

High and low level wall units. Space for an electric oven, washing machine and fridge freezer. Roll edge work surface with one and half bowl sink with drainer and mixer taps above. North-east facing UPVC window. Tiled flooring.

***Bedroom*** 11'11 x 9'10 (3.65m x 3.02m)

A dual aspect room with north-east and south-west facing UPVC windows. High storage heater.



***Bathroom***

Comprising bath with shower above and folding glazed screen. WC and hand wash basin. Electric underfloor heating. South-west facing UPVC window with obscured glazing.

**Site Plan**





## Outside

The property is approached off the lane via a shingle drive that leads to a five bar gate that opens to a drive/parking for ample number of vehicles. This leads past the annexe to a double garage that was constructed in 1994. It is of brick and block construction with part rendered elevations under a pan tiled roof. There are double garage doors to the front, both which have automatic lifters albeit it is understood that these have not been used in recent times. The garage measures approximately 19' x 17' and has windows to both sides. At the rear are double doors that open to the home office. This measures 16'3 x 10'10 and has UPVC windows to the rear and side and a partially glazed door to the exterior. It also has an electric heater. A door opens to a secondary office room or store/workshop that measures 16'3 x 7'9. This has a night storage heater and a UPVC window to the rear.

The gardens lie to the rear of the Old Mission Hall which is to the south-east. These are predominantly laid to lawn but contain mature trees, beds and shrubs. As well as greenhouses, there are two garden sheds and adjoining the Old Mission Hall is a boiler store which houses the oil fired boiler and a water softener. The garden is fully enclosed by fencing, walls and hedges and whilst it is within the village, there is a high level of privacy. The grounds extend to one third of an acre.

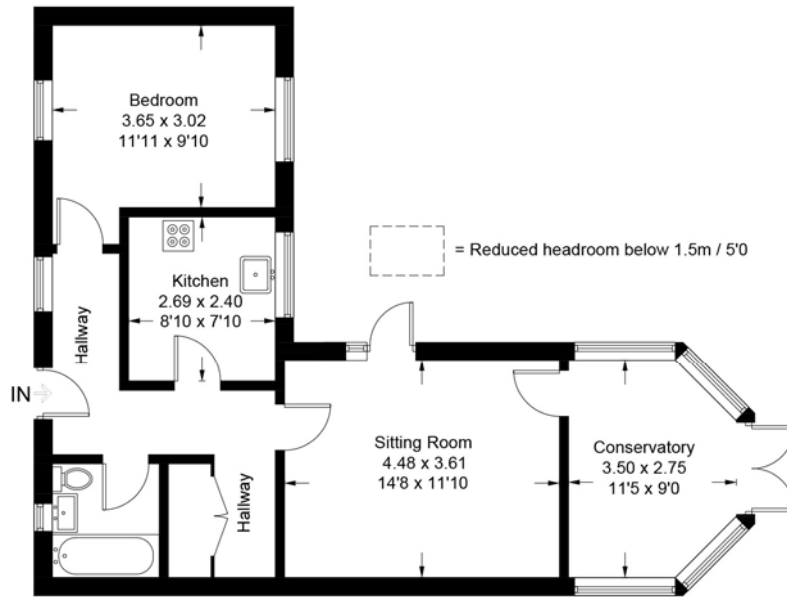


# Old Mission Hall, Badingham

Approximate Gross Internal Area = 177.9 sq m / 1915 sq ft

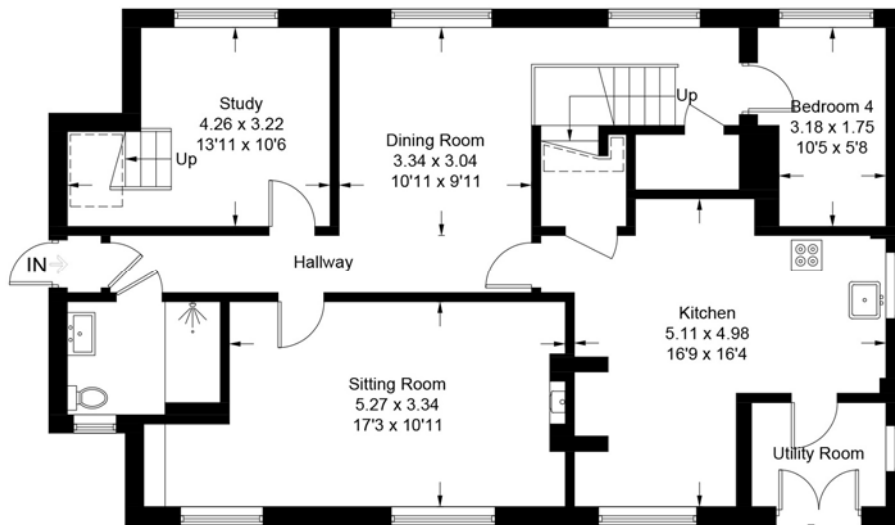
Annexe = 59.3 sq m / 638 sq ft

Total = 237.2 sq m / 2553 sq ft

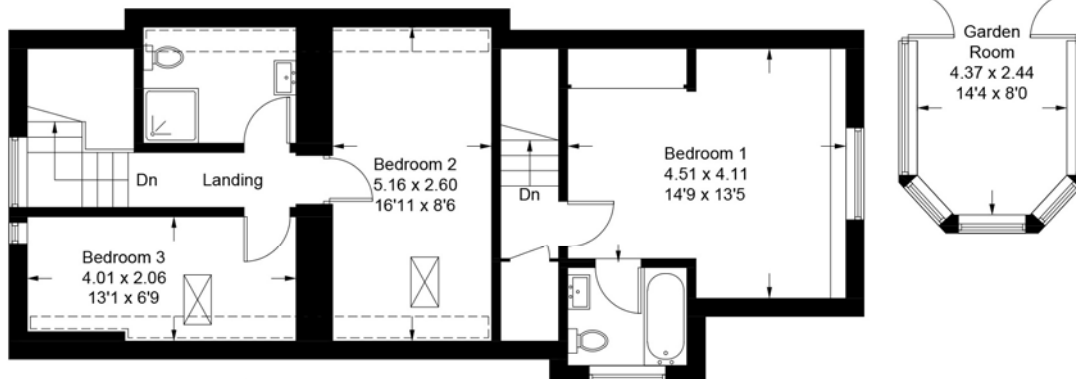


**Annexe**

(Not Shown In Actual Location / Orientation)



**Old Mission Hall - Ground Floor**



**Old Mission Hall - First Floor**



*Viewing* Strictly by appointment with the agent.

*Services* Mains water (one supply), mains electricity (two supplies - one for the Old Mission Hall and one for the Annexe). Mains drainage. Oil fired central heating to the house with bottled gas for the hob. Electric heating to the Annexe. Photovoltaic Panels.

*EPC* = House = D, Annexe = E (copies available from the agents)

*Council Tax* House - Band E; £2,438.77, Annexe - Band A (currently exempt as is not being lived in and it may not be let separately) ; £1,330.24, 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.

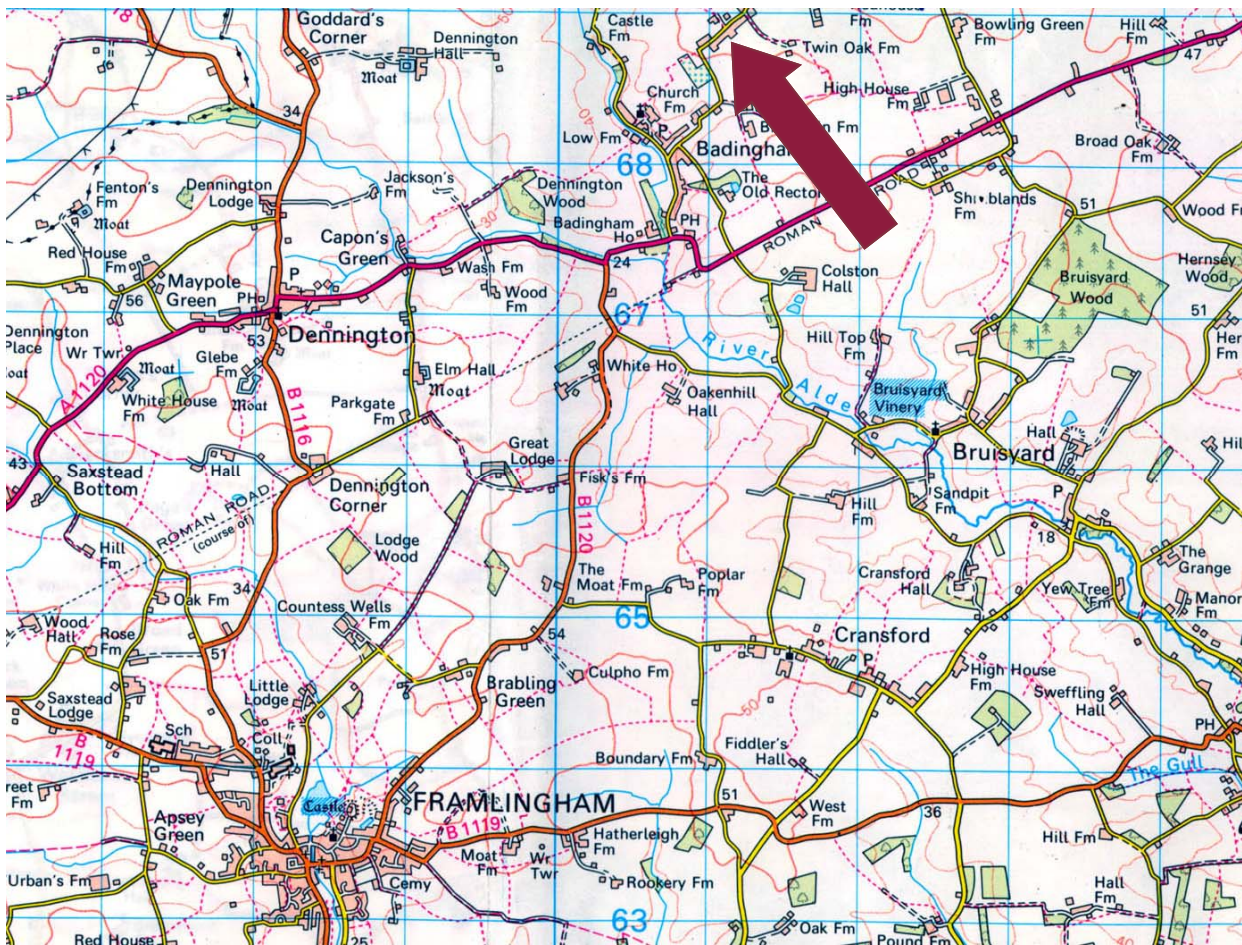
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*February 2024*

## Directions

Leaving Framlingham on the Badingham Road pass Shawsgate Vineyard on the left hand side. Continue for approximately 2 miles and at the junction with the A1120 turn right. On entering the village of Badingham turn left before the White Horse Public House into Low Road. Take the next turning right into Mill Road and continue on this lane where the Old Mission Hall will be found on the right.

What3Words location: [///basket.frail.composes](http://basket.frail.composes)



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