

*A charming, exceptionally well presented, recently refurbished, semi-detached period cottage, situated in a rural location on the outskirts of the popular village of Laxfield.*

Guide Price  
£375,000 Freehold  
Ref: P7326/B

2 Manor Farm Cottages  
Laxfield  
Woodbridge  
Suffolk  
IP13 8JA



Sitting room, kitchen/breakfast room and garden room.  
Two first floor double bedrooms and family shower room.  
Timber-framed workshop.  
Off-road parking.  
Outstanding views.  
No forward chain.

Contact Us



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## Location

2 Manor Farm Cottages is situated in a rural location on the edge of the popular village of Laxfield. Being just 7 miles north of the historic market town of Framlingham, Laxfield is one of the most popular villages in the area. It has two public houses, The Royal Oak and The King's Head (known locally as The Low House). There is a well regarded primary school and pre-school, as well as a Co-op village shop, museum and hardware store. There is also a cricket team, bowls and football clubs, and a well supported village hall hosting numerous functions and clubs. The town of Framlingham offers an excellent range of shopping and recreational facilities, as well as good schools in both the state and private sectors. The Heritage Coast lies about 15 miles to the east, with the county town of Ipswich and the city of Norwich being within about 25 miles. Diss mainline station with direct rail services to London Liverpool Street station is approximately 14 miles away.

## Description

2 Manor Farm Cottages is a charming, semi-detached, period cottage that boasts many original features and is thought to date back to the sixteenth century. During the current vendors' tenure, the property has undergone a schedule of refurbishment and is offered as an exceptionally well presented dwelling with extensive gardens and uninterrupted field views. The property has well appointed accommodation over two storeys comprising kitchen/breakfast room, sitting room, garden room, two first floor double bedrooms and a family shower room. There are attractive latch and brace doors throughout. Outside, there are well-established and sizable gardens to the front and rear, which have been well maintained. To the front of the property is a small stream with a bridge that crosses over to an area that houses a large timber-framed workshop. A driveway provides off-road parking for two to three vehicles. 2 Manor Farm Cottages would make a very comfortable home or, alternatively, an ideal weekend bolthole. The property benefits from UPVC double-glazing and modern electric heating.

It should be noted that the owners of 2 Manor Farm Cottages have a formal pedestrian and vehicular right of way across the driveway of 1 Manor Cottages in order to gain access to their own private parking area. The owners, and any subsequent owners, of Number 2 are responsible, on an ad hoc basis, for 50% of the repair and maintenance of the driveway.

## The Accommodation

### *The House*

### Ground Floor

The front door opens to the

#### *Kitchen* 10'6 x 8'7 (3.20m x 2.62m)

Window to front. A cottage-style kitchen with a matching range of fitted wall and base units with rolltop work surface incorporating a one and a half bowl single-drainer ceramic sink unit with mixer tap over and tiled splashback. Dual-fuel range cooker with a Rangemaster canopy over (both included in sale). Integrated dishwasher and space for fridge freezer. Exposed timbers and tiled flooring. A door opens to the



### *Inner Hall*

Returning staircase to first floor landing. Cleverly located **utility cupboard** under the stairs, which has space and plumbing for washing machine. Doors lead to the garden room and

### *Sitting Room* 18'1 x 10'8 (5.51m x 3.25m)

A dual-aspect room with windows to front and rear. Redbrick chimney breast with oak bressummer over and recessed wood burning stove on a tiled and brick hearth. Exposed wall timbers.



### *Garden Room* 13'8 x 9'2 (4.17m x 2.79m)

With floor-to-ceiling UPVC windows and French doors that open out to the garden. Ceramic tiled flooring. Wall-mounted lighting. Individually thermostatically-controlled electric panel heater.



The stairs in the inner rise to the

### **First Floor**

Window to rear. Beautifully exposed wall and ceiling timbers. Individually thermostatically-controlled electric panel heater. Access to loft. Doors open to the bedrooms and bathroom.

#### *Bedroom One* 10'4 x 10'2 (3.15m x 3.10m)

Window to front with outstanding rural views. Range of built-in wardrobes with hanging rails and shelving. Exposed floorboards and timbers. Individually thermostatically-controlled electric panel heater.



#### *Bedroom Two* 10'3 x 7'6 (3.12m x 2.29m)

A further double bedroom with window to rear boasting exceptional views. Exposed floorboards and timbers.



### *Family Shower Room*

Window to front. Partially tiled and comprising walk-in double shower with electric shower over and glass surround, close-coupled WC, and large basin incorporated into a unit with marble top and drawers under. Exposed floorboards. Floor-mounted electric column towel radiator. Built-in **airing cupboard** with pre-lagged water cylinder and shelf above.



### **Outside**

The property is approached via a driveway that is owned by 1 Manor Farm Cottages, but over which the owners of 2 Manor Farm Cottages have a pedestrian and vehicular right of way. This leads to the private driveway for the property, which has space for two to three vehicles. To the front of the dwelling is a cottage-style garden adjacent to a small stream, with a bridge that crosses to an area housing a covered log store and large weather-boarded **timber workshop**. This has a door on the gable end, a window to the front, a tin roof, and power and light connected. Gated access to the side of the property leads to the side and rear gardens, which are separated by a meandering stream and are fully enclosed by stockproof fencing and hedging. The gardens are mainly laid to lawn, abutting farmland to the side and rear, with strategically placed shrub and flower borders. There is a paved terrace immediately abutting the property, with doors that lead out from the garden room. In the middle of the garden is a **timber summerhouse** that provides a viewing point for outstanding sunsets towards the west. Beyond this is an area of orchard, where there is a range of fruit trees, along with a vegetable garden.



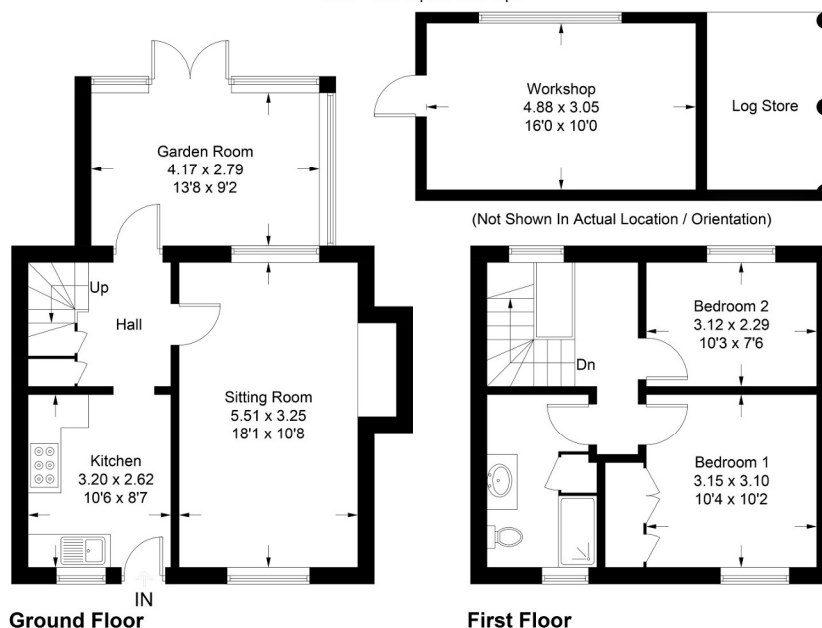


## 2 Manor Farm Cottages, Laxfield

Approximate Gross Internal Area = 79.8 sq m / 859 sq ft

Outbuilding = 14.9 sq m / 160 sq ft

Total = 94.7 sq m / 1019 sq ft



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

**Services** Mains water and electricity. Bottled LPG for dual-fuel range cooker. Private drainage to a septic tank, which is shared with 1 Manor Farm Cottages. (There is a formal agreement in place between 1 and 2 Manor Farm Cottages stating that each property is responsible for 50% of the shared maintenance and repair costs.)

**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** E (full report available from the agent).

**Council Tax** Band B; £1,649 payable per annum 2024/2025.

**Local Authority** Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000.

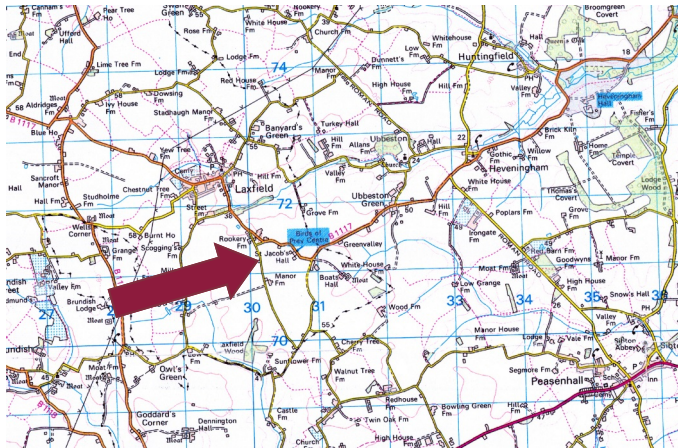
### NOTES

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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. The owners of 2 Manor Farm Cottages have a formal pedestrian and vehicular right of way to cross the driveway of 1 Manor Farm Cottages in order to access to their private parking area. The owners, and any subsequent owners, of Number 2 are responsible, on an ad hoc basis, for 50% of the upkeep and maintenance of the driveway.

*April 2024*



## Directions

From the centre of Laxfield, with the Co-op on the left hand side, proceed out of the village on the B1117 and continue for approximately a mile, where there is a turning on the right hand side onto a single-track road (Badingham Road). The property can be found a short distance along on the right hand side.

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