

A most attractive and substantial period farmhouse located at the end of a track within the parish of Framsdén.

Guide Price
£850,000 Freehold
Ref: P7312/C

Valley Farmhouse
Ashfield Road
Framsdén
Suffolk
IP14 6LR



Hallway, sitting room, drawing room, study, dining room, kitchen/ breakfast room, pantry, utility room and downstairs shower room. Five bedrooms and two bathrooms.

Extensive parking, outbuilding and grounds extending to nearly 1.5 acres.

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Location

Valley Farmhouse is situated in a most pleasant situation, set back from the convenient A1120 along a 200m farm track. The property is located within the parish of Framsdon and the village itself is 1.5 miles from the property. Framsdon benefits from an excellent community spirit with various events occurring at the village hall. It is also understood that the community have recently purchased the village pub, The Doberman and it is the intention that this will be refurbished and reopened. Within 2 miles is Helmingham primary school and the renowned Helmingham Hall where there are gardens open to the public. The large village of Debenham is 3 miles. Here there is a well regarded high school and primary school, pubs, small Co-Op, butchers, dentists, leisure centre and other amenities. Framlingham with its Norman Castle is 6 miles and here there are schools in both the state and private sector. The country town of Ipswich with rail services to London's Liverpool Street Station is 13 miles. The Heritage Coast with destinations such as Aldeburgh is 21 miles.

Description

Valley Farmhouse is a particularly attractive Grade II Listed house that is believed to date from the 16th Century. The core of the house is of timber framed construction with rendered elevations and there are brick extensions. Part of the house has a peg tiled roof with other parts, a pan tile. Whilst it is believed that the house was originally built as one dwelling, it has over the decades and perhaps centuries, been used as two. Internally, there is spacious accommodation extending to 3566 sq feet. Of note is the downstairs utility room and shower room with bedroom above (bedroom five) which could be self contained if required. In addition, is a particularly large kitchen/breakfast room with oil fired Aga. Also on the ground floor is a dining room, sitting room, drawing room and study. On the first floor of the main part of the house are four double bedrooms along with two bathrooms. Externally, the house stands in a lovely position adjacent to a farmyard. There is parking, a red brick outbuilding, low maintenance garden laid to lawn and also a copse. The grounds extend to approximately 1.45 acres.



The Accommodation

The House

Ground Floor

A glazed door that opens to the hallway.

Hallway

Stairs to the first floor landing. Radiator. Doors to the reception rooms.

Sitting Room 14'5 x 14' (4.39m x 4.27m)

A dual aspect room with north and west facing windows overlooking the grounds. Brick fireplace with beam above, which is home to a wood burning stove on a brick hearth. This is flanked on one side by a shelved alcove. Radiator. Wall light points. Door returning to the hallway.



Drawing Room 16' x 11'8 (4.88m x 3.56m)

North and east facing windows overlooking the gardens. Radiator. Wall light points.



Study 16'5 x 8'5 (5.0m x 2.57m)

East and south facing windows. Radiator.



Dining Room 17'3 x 10'8 (5.26m x 3.25m)

East and west facing windows to the front and rear of the property. Blocked fireplace. Laminate wood flooring. Radiator. Door to the kitchen and further door to an inner lobby where there is a secondary staircase to the first floor.



Kitchen/Breakfast Room 17'4 x 14' (5.28m x 4.27m) and 11'8 x 10'2 (3.56m x 3.10m)

A substantial farmhouse kitchen with west facing windows to the front of the property and stable style doors to the front and rear. Fitted with a modern range of high and low level wall units with space and plumbing for a dishwasher, fridge and electric oven. Granite effect roll edge work surface with one and a half bowl sink with mixer taps above. Two oven Aga. Recessed spotlighting. Radiator. Door to the pantry and rear hallway.



Pantry

South facing window. Radiator.

Rear Hallway

North facing lead light window. Radiator. Brick flooring. Staircase rising to Bedroom Five. Doors to the utility room and downstairs shower room.

Utility Room 13'6 x 12'4 (4.11m x 3.76m)

This former dairy has windows with fitted shutters, basic high and low level wall units and a stainless steel sink with drainer and mixer taps above. Brick flooring. Space and plumbing for a washing machine and former hand pump for a well.

Downstairs Shower Room

Comprising shower, WC, hand wash basin and cupboards and shelves. Tiled flooring. Radiator.

Bedroom Five 25' x 10' (7.62m x 3.05m)

A double bedroom with part vaulted ceiling and east facing window overlooking the grounds. Radiator.

The principal staircase from the ground floor hallway rises to the **First Floor** landing.

Landing

East facing window. Radiators. Secondary staircase down to the dining room. Doors lead off to the bedrooms and bathrooms.

Bedroom One 15'9 x 14'11 (4.80m x 4.55m)

A dual aspect double bedroom with windows to the north and east overlooking the grounds. Cast iron fireplace with timber surround. Built-in wardrobe with hanging rail and shelving. Radiators. Door to bathroom one.



Bathroom One

A spacious room with bath, shower, two hand wash basins and WC. Radiators. East and south facing windows with obscured glazing. Recessed spotlighting. Door to the landing.



Bedroom Two 14'8 x 13'6 (4.47m x 4.11m)

A dual aspect double bedroom with north and west facing windows. Cast iron fire with timber surround. Recessed spot lighting. Radiator. Built-in wardrobe with hanging rail and shelving.

Bedroom Three 14' x 12'4 (4.27m x 3.76m)

A double bedroom with west facing window to the front of the property. Exposed floorboards. Hatch to roof space. Recessed spot lighting. Radiator. Cast iron fireplace with timber surround. Built-in wardrobe with hanging rails.



Bathroom Two

A door opens to a room where there is a cupboard with slatted shelving and an airing cupboard with modern hot water cylinder, pressurising tank and slatted shelving. A door leads into a bathroom where there is a bath, shower, WC, hand wash basin, radiator and towel radiator. West facing window with obscured glazing. Recessed spot lighting.



Bedroom Four 17'7 x 12' (5.36m x 3.66m)

An impressive dual aspect bedroom with vaulted ceiling and exposed timbers. South and west facing windows. Radiator.



Outside

The property is approached from the A1120 via a track upon which there is a right of way with the new owner of Valley Farmhouse paying a fair and reasonable contribution towards upkeep. This leads to a five bar gate and a parking area. Adjacent to this is a red brick outbuilding divided into two sections.

The gardens surround the house. Abutting the dwelling are substantial paved and shingle patio areas to the east, west and south. Beyond this is lawn and a copse. The grounds extend to approximately 1.45 acres.





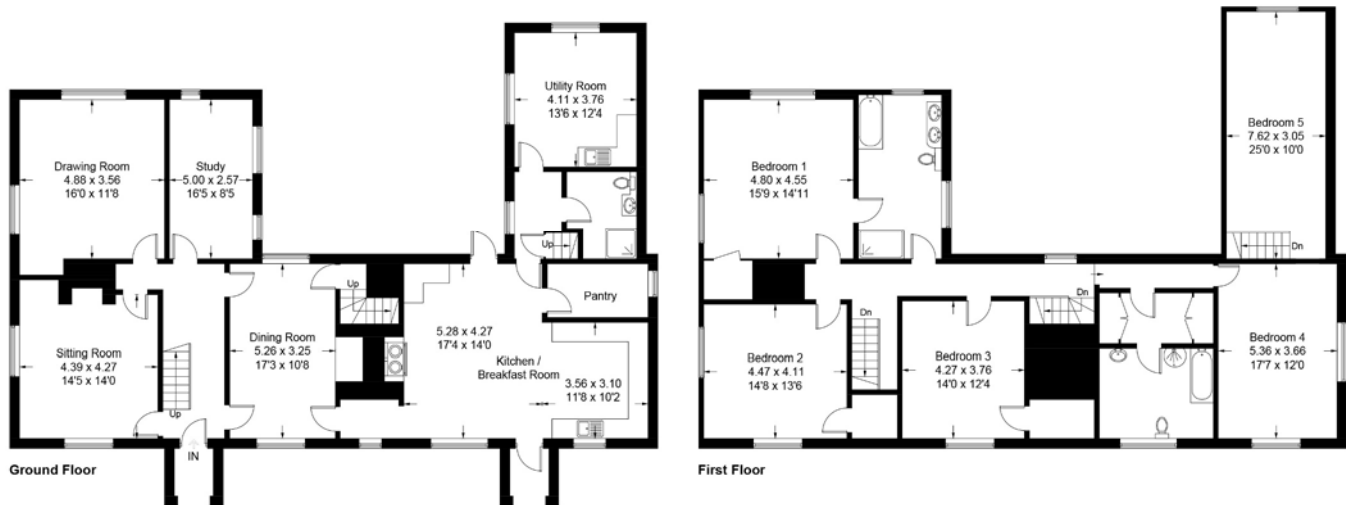


Site Plan



Valley Farmhouse, Framsdan

Approximate Gross Internal Area = 331.3 sq m / 3566 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water and mains electricity. Oil fired central heating. Modern private drainage system.

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 –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = N/A (the property is a Listed building)

Council Tax Band G; £3,489.43 payable per annum 2024/2025

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

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.

3. The site plan within the details shows the property outlined in red. The yellow shading shows the drive and bin storage area.

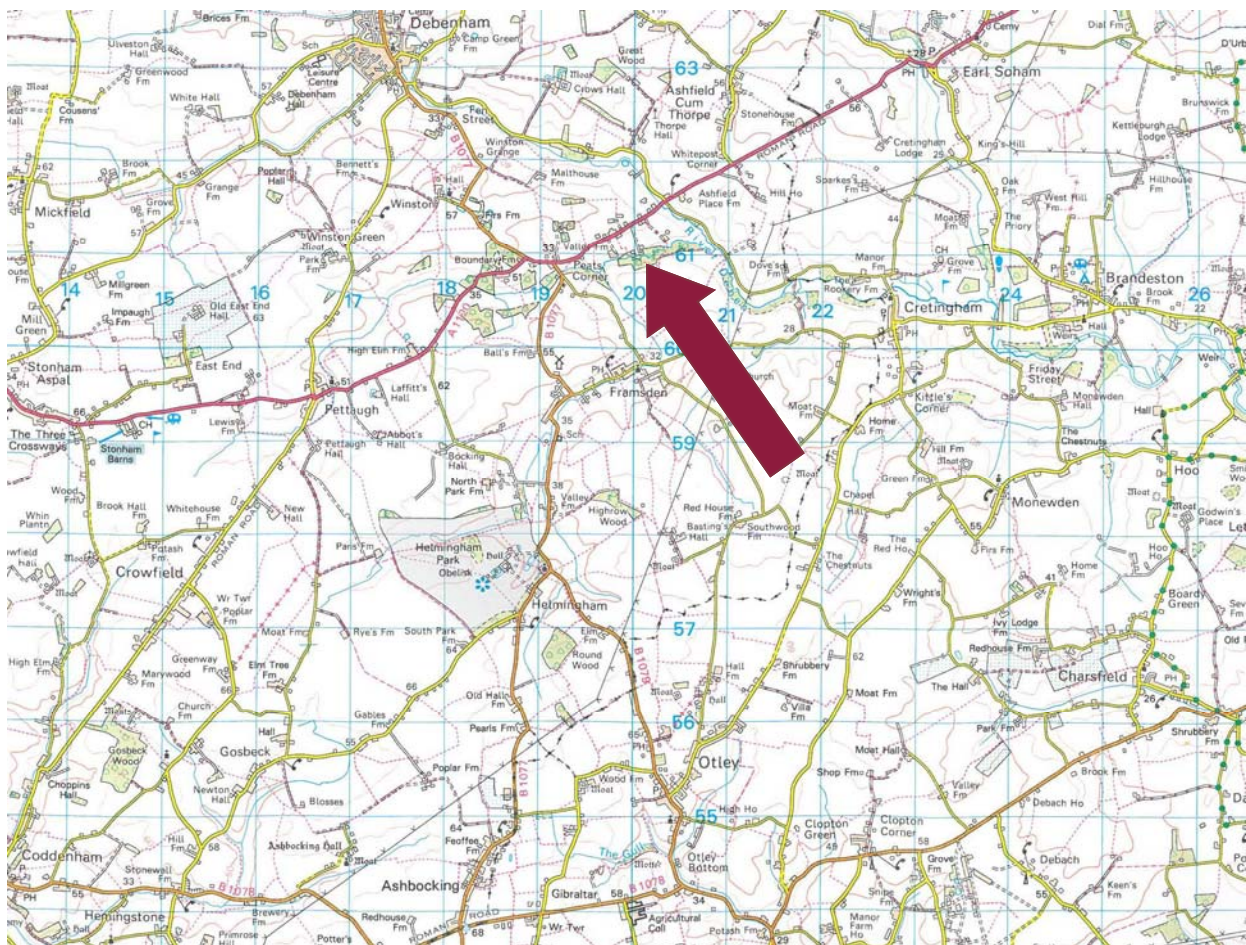
April 2024

Directions

From Framlingham head towards Saxtead and turn left onto the A1120. Proceed through Earl Soham and remain on the A1120. Having passed the road on the right towards Debenham, proceed up the hill into what becomes Framdsen whereupon a sign for Valley Farm and a track will be found on the left hand side. Proceed along the track to the bottom of the hill.

What3Words location: Start of track ///winning.humble.chap

What3Words location: To the dwelling ///passages.paintings.forgot



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