

A charming, standalone detached cottage, situated along a small country lane within the Parish of Framsdén.

Guide Price
£425,000 Freehold
Ref: P7354/C

The Cottage
122 Jockeys Lane
Framsdén
Suffolk
IP14 6HJ



Kitchen, pantry, dining room, sitting room, study and downstairs bathroom.

Two first floor double bedrooms.

Off-road parking. Garden shed.

Grounds, backing onto undulating fields, extending to a quarter of an acre.

Contact Us



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Location

The Cottage is on Jockeys Lane, which is a small lane less than a mile from the centre of Framsdén. Framsdén 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, to be named 'The Framsdén Greyhound' and it is the intention that this will be refurbished and reopened later in 2024. 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

The Cottage, 122 Jockeys Lane, is a detached Grade II Listed cottage believed to date from the 17th century. It is of predominantly timber framed construction with part rendered elevations and part timber clad elevations under a mainly thatched roof.

The Cottage sits in a idyllic location abutting undulating fields. The grounds extend to approximately a quarter of an acre and are predominantly laid to lawn and enclosed by hedging. In addition there is off-road parking and a garden shed.

Internally, the cottage has a kitchen with field views, off which is a pantry and the dining room. In addition is a good sized sitting room and study. Also on the ground floor is a recently refitted bathroom. On the first floor are two double bedrooms which overlook the gardens.







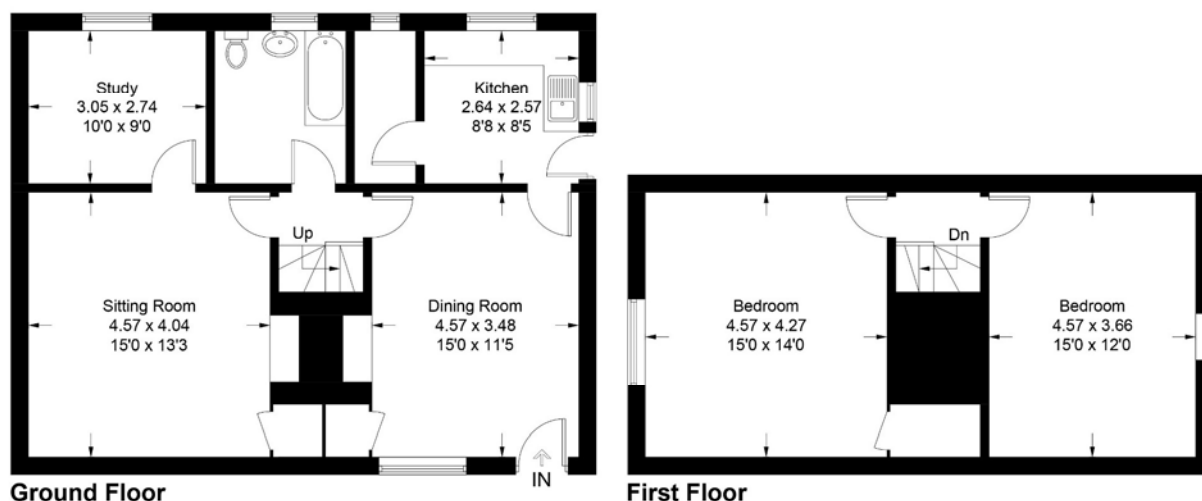




The Cottage, Framsden



Approximate Gross Internal Area = 112.7 sq m / 1213 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Oil fired central heating system. Private drainage system (whilst it is understood that the septic tank works in a satisfactory manner, it is unlikely to comply with the new regulations and a buyer should budget to install a new sewage treatment plant. The cost of this has been taken into account within the guide price.)

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 = D (59) A copy of the certificate can be viewed on request.

Council Tax Band D; £2,093.66 payable per annum 2024/2025

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

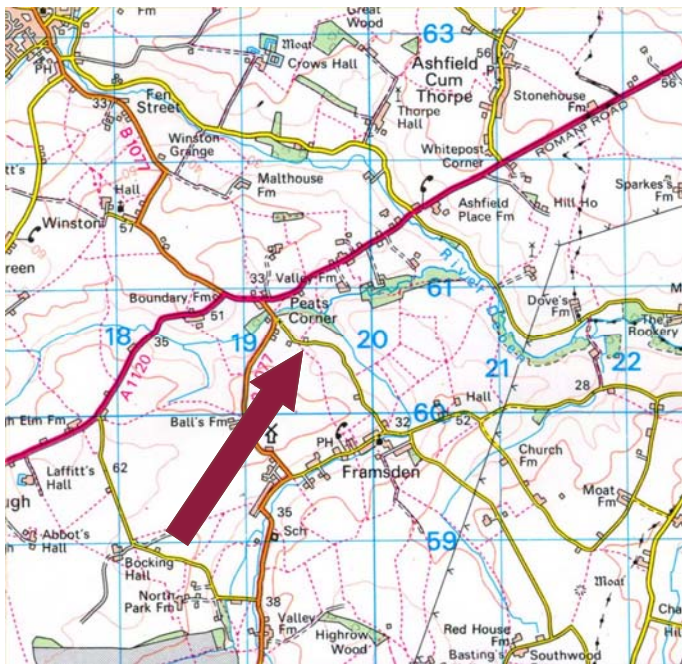
NOTES

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 ground floor ceiling heights are particularly low.

June 2024



Directions

Heading west on the A1120 from Framlingham, turn left onto the B1077 towards Helmingham and Framsden, then take the small lane on the left hand side, Jockeys Lane. Proceed up the hill where The Cottage will be found a short way along on the left.

What3Words location: ///courage.kind.jumbo



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