

*A thatched, semi-detached former school/school house now requiring renovation, situated within walking distance of Huntingfield and its village pub.*

Guide Price  
£250,000 Freehold  
Ref: P7369/C

The Old School House  
Huntingfield  
Halesworth  
Suffolk  
IP19 0PR



30' x 15' sitting room, kitchen, dining room, downstairs bedroom, bathroom and boot room.

Two first floor bedrooms and bathroom.

Mature grounds extending to almost half an acre.

Contact Us



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## Location

The Old School House is located just outside the village of Huntingfield. The village has an active community and benefits from the Huntingfield Arms public house and a village hall that hosts numerous activities each week. Huntingfield is situated some four miles to the south-west of Halesworth, which is a popular market town with a railway station with connecting services to Ipswich and on to London's Liverpool Street station. Halesworth also benefits from a Co-operative supermarket, garages, a medical centre, primary school, library and excellent local shops, pubs and restaurants.

The historic market town of Framlingham lies some 10 miles to the south of the property and offers further facilities and schooling in both the state and private sectors. The well regarded coastal town of Southwold is about 14 miles to the east, and the RSPB Minsmere (featured in BBC's 'Springwatch') is about 12 miles away. Also within the vicinity are the popular resorts of Dunwich, Aldeburgh, Thorpeness, as well as Snape, with its well renowned Concert Hall. The larger town of Beccles, at the southern point of the Suffolk and Norfolk Broads, is approximately 16 miles to the north and offers further facilities.

## Description

The Old School House is a fascinating Grade II property of brick and timber construction under a thatched and slate tiled roof. It now requires full renovation. A front door leads to a hallway where there are doors off to the bathroom and to the sitting room. This vast room has ornate windows and exposed floorboards and a woodburning stove. Stairs lead to a landing and doors open to a kitchen and dining room. Off the kitchen, is a boot room, and off the dining room, a bedroom or study that overlooks the grounds. From the first floor landing is access to a bathroom and stairs lead up to two bedrooms, one of which is walk-through.

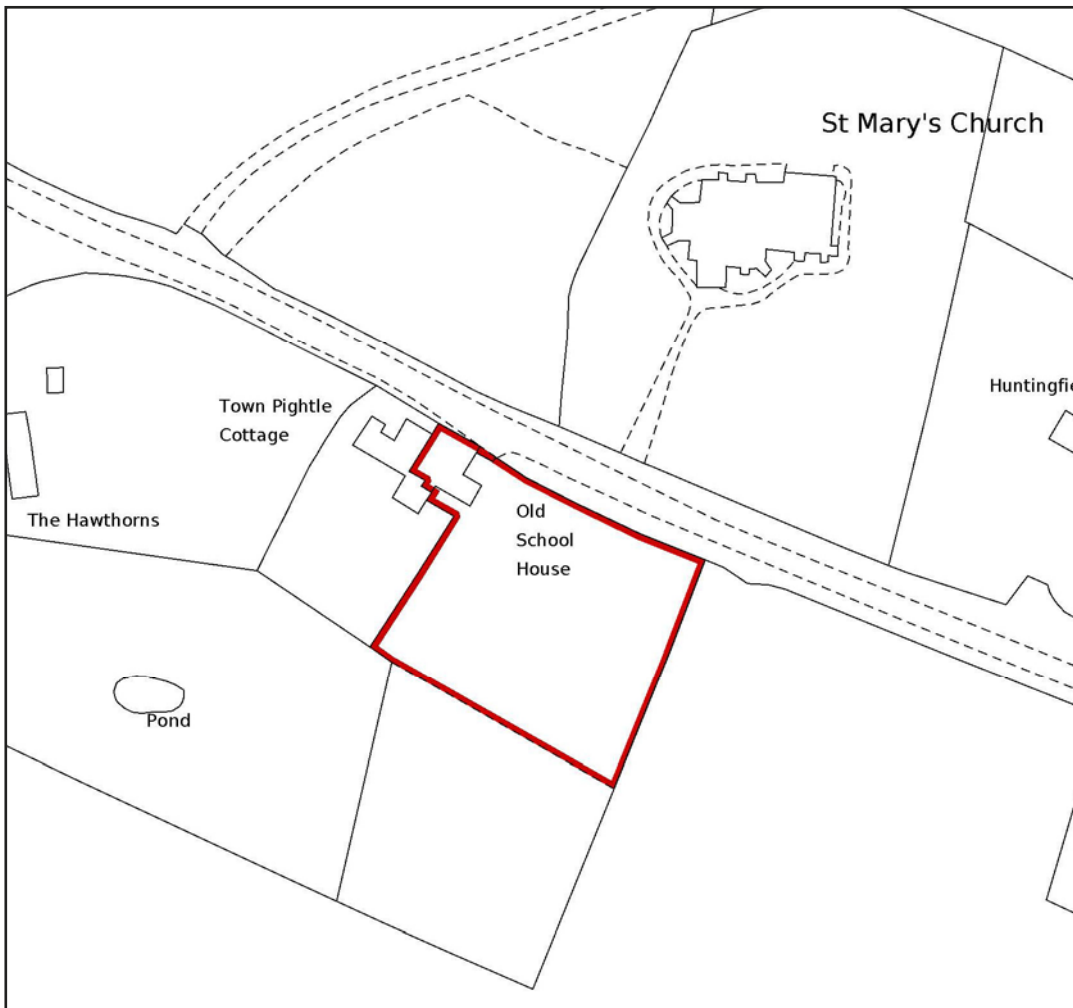
Outside there is space for parking that leads to the south-east facing garden. This is predominantly laid to grass and contains an abundance of native trees. It is enclosed by hedging and within the garden are basic sheds. In all, the grounds extend to approximately 0.44 acres.



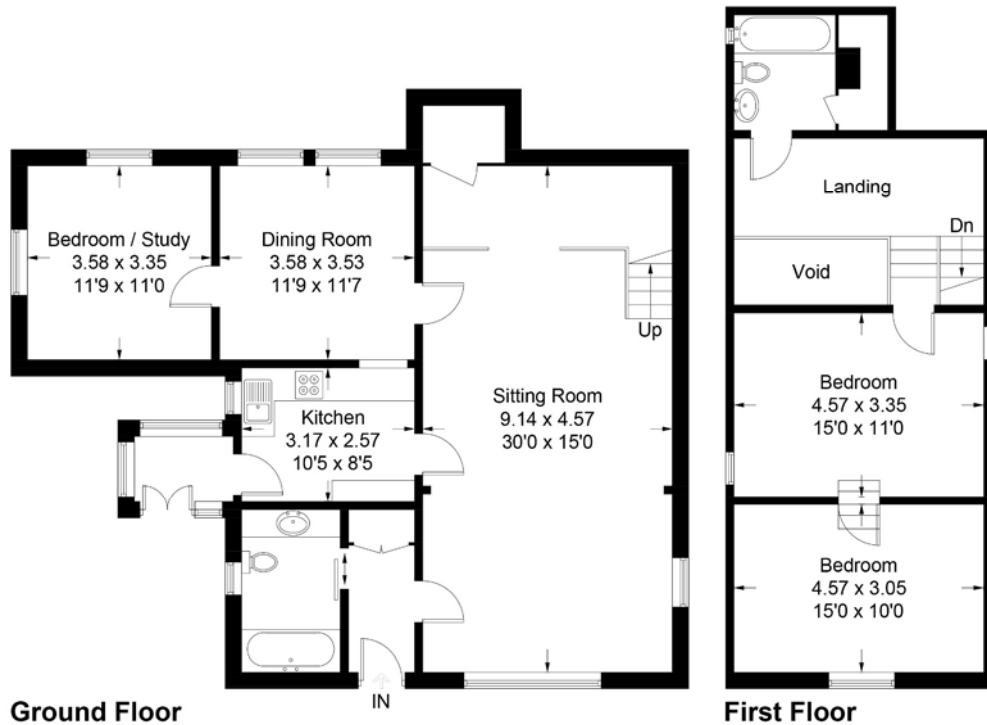








**The Old School, Huntingfield**  
Approximate Gross Internal Area = 137.4 sq m / 1479 sq ft  
(Excluding Void)



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

**Services** Mains water and electricity. Oil fired heating. Modern sewage treatment plant.

**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 = G (copy available from the agents upon request)

**Council Tax** Currently being checked.

**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.

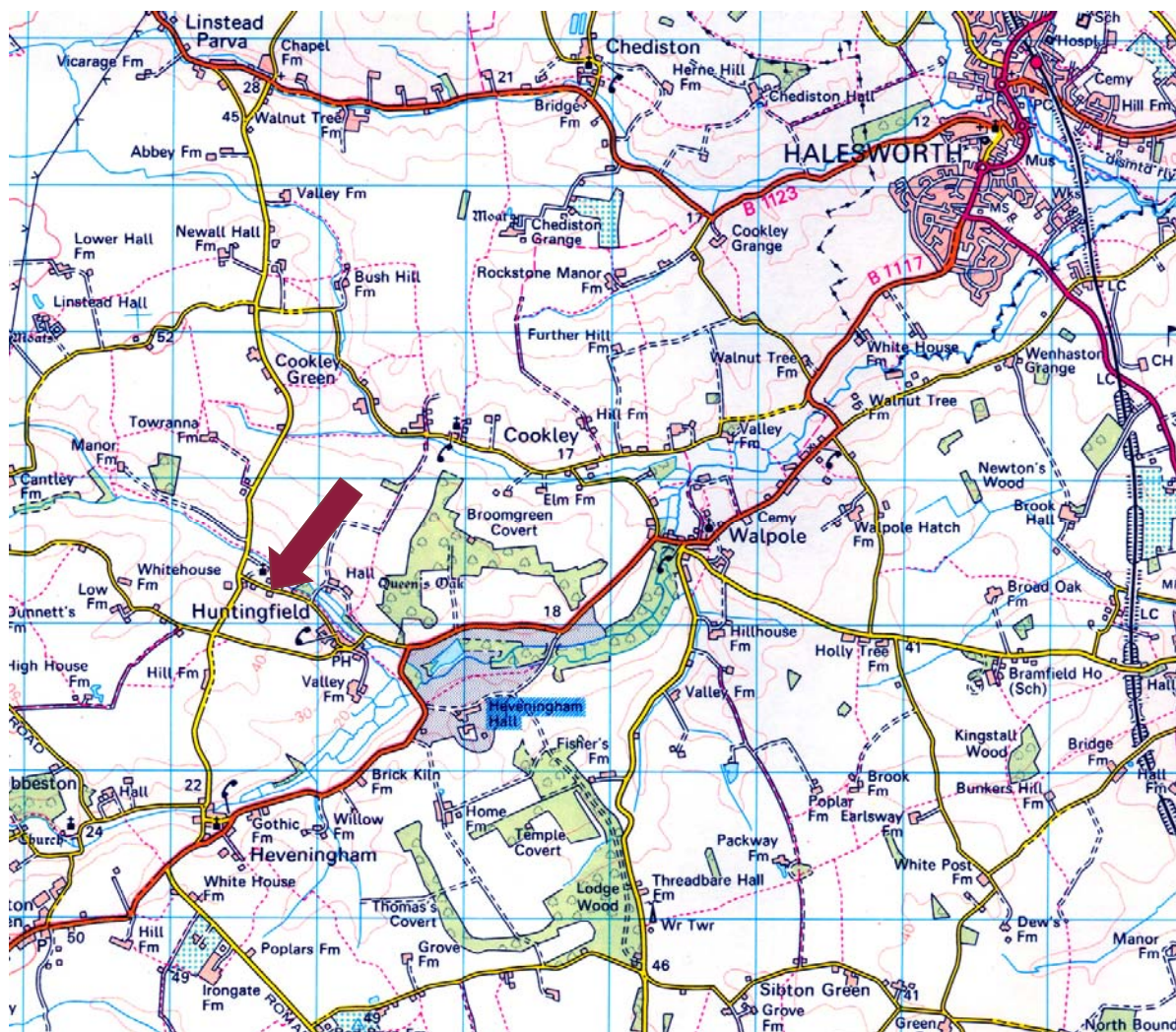
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

**June 2024**

**Directions**

Heading out of Halesworth on the B1117, head through the village of Walpole and continue towards Heveningham Hall. After just over a mile, take the turning on the right onto the single-track road towards Huntingfield and Cratfield. Entering the village of Huntingfield, take the right hand turning adjacent to the village green and pub. Proceed out of the village where the property will be found on the left just after the church.

What3Words location: ///stews.there.bypassed



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