

*A detached four bedroom period house with grounds of over half an acre set in the heart of the village of Worlingworth.*

Guide Price  
£760,000 Freehold  
Ref: P7450C

The Grove  
Shop Street  
Worlingworth  
Suffolk  
IP13 7HX



Drawing room, sitting room, study, dining room, kitchen, utility room, shower room and cloakroom.

Principal bedroom with en-suite bathroom, two further double bedrooms and dressing room. Bathroom. Attic rooms.

Ample parking. Large garage and store buildings.

Mature grounds of 0.65 acres.

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## Location

The Grove is located within the village of Worlingworth and is just 5.5 miles from Framlingham, which is best known locally for its fine medieval castle. Framlingham offers a good choice of schooling in both the state and private sectors and also benefits from an excellent variety of shops including a Co-operative supermarket, a medical centre, public houses and restaurants. The delightful small town of Eye is just over 7 miles away and offers day-to-day shopping facilities, as well as further schooling. It is well known for its motte and bailey castle and its varied cultural activities throughout the year, which include theatre productions, classical music concerts and an annual art exhibition. Further afield there is an excellent network of public footpaths and the popular coastal town of Aldeburgh and the Snape Maltings Concert Hall, home to the Aldeburgh Festival, are within easy reach. For commuters, the main railway station at Diss provides direct services to London's Liverpool Street Station, Ipswich and Norwich. Located approximately 13 miles from the property, Diss also offers an eighteen hole golf course, tennis and squash clubs, an indoor swimming pool and gym, as well as Tesco, Morrisons and Aldi supermarkets. Just over 19 miles from the property is the county town of Ipswich, which offers further national shops and services.

## Description

The Grove is a timber framed house under a tiled roof that has the advantage of not being listed. It is substantial, extending to over 3,400 sq feet and of particular note are the timbered reception rooms as well as the stylish kitchen. It should be noted that there are low ceiling heights throughout the house, particularly on the ground floor.

## The Accommodation

### The House

### Ground Floor

The main Oak door to the rear of the property provides access to the

### *Hallway*

West facing window. Parquet flooring. Radiator. Recessed spotlighting. Stairs to the first floor landing. Understairs cupboard. Doors lead off to the sitting room and

### *Drawing Room* 16'7 x 12'11 (5.05m x 3.94m)

A dual aspect room with exposed beams. Inglenook fireplace with bressummer beam above and canopy. Wall light points. Radiator. Built-in cupboard.



*Sitting Room* 16'6 x 16' x 16' (5.03m x 4.88m)

A spacious room with exposed timbers and brickwork. Large inglenook fireplace with bressummer beam above which is home to a woodburning stove with canopy. Built-in cupboard. Wall light points. Radiators. South facing bay window. A door leads to the dining room with a further door opening to the inner hallway and to the



*Study* 17' x 8'4 (5.18m x 2.54m)

Dual aspect with north facing French doors overlooking the front garden and west facing window overlooking the driveway. Parquet flooring. Wall light points. Radiator.





### *Inner Hallway*

Radiator. Large opening to the dining room and door to the

### *Utility Room* 15' x 8'3 (4.57m x 2.51m)

This secondary kitchen/utility room has high and low level wall units with an integrated electric oven and four ring halogen hob above. Space for washing machine and tumble drier. Roll edge work surface with circular stainless steel sink with mixer taps above. Tiled flooring. Radiator. North facing window overlooking the front garden. A door opens to the

### *Shower Room*

Automatic lighting. Comprising tiled shower WC and ladder style towel radiator. Recessed spotlighting.

### *Dining Room* 16'4 x 15'9 (4.98m x 4.80m)

A heavily timbered L-shaped room with east facing window. Exposed brick wall. Radiator. Laminate wood flooring. Open studwork and a large opening leads to the kitchen and a door opens to the



### *Cloakroom*

Automatic lighting. WC and handwash basin with cupboard below. East facing window. Ladder style towel radiator. Shaver point.

### *Kitchen* 19' x 14'3 (5.79m x 4.34m)

A most impressive room part open to the vaulted first floor ceiling. Exposed timbers. Secondary stair case to the first floor landing. South facing French windows flanked on both sides and above by windows overlooking the rear of the property. Further east and west facing windows including conservation Velux windows. Rayburn stove also serving the central heating and hot water system. High and low level wall units with integrated dishwasher. Granite work surfaces with inset one and a half bowl stainless steel sink with mixer taps above. Tiled flooring. Radiators. Kitchen island with granite work surface. An open doorway leads to the



*Rear Hallway*

Glazed door to the exterior. East facing window.

From the ground floor hallway the first set of stairs leads up to the

**First Floor**

*Landing*

South facing window. Recessed spotlighting. Radiator. Secondary staircase down to the kitchen. Stairs leading to the attic rooms. Doors lead to the first floor bedrooms.



*Bedroom One* 17' x 14'8 (5.18m x 4.47m)

A spacious dual aspect double bedroom with north and east facing windows. Exposed beams and floorboards. Wall light points. Recessed spotlighting. Radiators. Walk-in wardrobe with hanging rail. A door opens an



*En-Suite Bathroom*

Comprising claw foot roll top bath, WC and hand wash basin. Internal window with obscured glazing. Ladder style towel radiator. East facing conservation skylight. Recessed spotlighting. Wall light point.

*Bedroom Two* 14' x 9' (4.27m x 2.74m)

A double bedroom with north facing window overlooking the front garden. Exposed floorboards. Door to the dressing room.



*Dressing Room* 13'7 x 6'7 (4.14m x 2.01m)

This has previously been used as a single bedroom but makes for an ideal dressing room. Radiator. Exposed timbers and brick chimney breast. Door to the bathroom.

*Bathroom*

Comprising bath, WC and hand wash basin. Radiator. Exposed floorboards. North facing window overlooking the front gardens.

*Bedroom Three* 17'3 x 13' (5.36m x 3.96m)

A good size dual aspect double bedroom with north and south facing windows to the front and rear of the property. Exposed timbers Radiator. Recessed spotlighting. Built-in cupboard.

From the first floor landing stairs lead up to the



*Attic Room* 31'6 x 8'8 (9.60m x 2.64m)

Ideal for storage, this can be overflow accommodation or a playroom with an east facing window. A corridor leads to

*Attic Bedroom Four* 13'7 x 8'8 (4.14m x 2.64)

Radiator. West facing window.



## Outside

In total the grounds extend to 0.65 acres that includes the driveway which also serves three other dwellings. To the front of the house is an attractive area of garden which is predominantly laid to lawn but contains mature trees including a horse chestnut, a willow, oak, copper beech and cherry. This garden continues to the east of the property and there is also a pond. To the south of the house is a patio and brick outbuilding with pan tiled roof. It comprises two useful stores measuring 8'2 x 8'7 and 10' x 8'7. Both are accessed via personnel doors and have windows to the front and rear. Adjoining this is an open fronted store measuring 19'6 x 10'11. The property benefits from ample off road parking and there is an in and out driveway as well as a modern garage of timber framed construction with useful storage above. It measures approximately 23' x 15'10.







The Grove, Worlingworth  
Approx. Gross Internal Floor Area - 3410 Sq ft / 317 Sq M



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*Viewing* Strictly by appointment with the agent.

*Services* Mains water, electricity and drainage. Oil fired central heating.

*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 (Copy available from the agents upon request)

*Council Tax* Band F; £2,979.95 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.

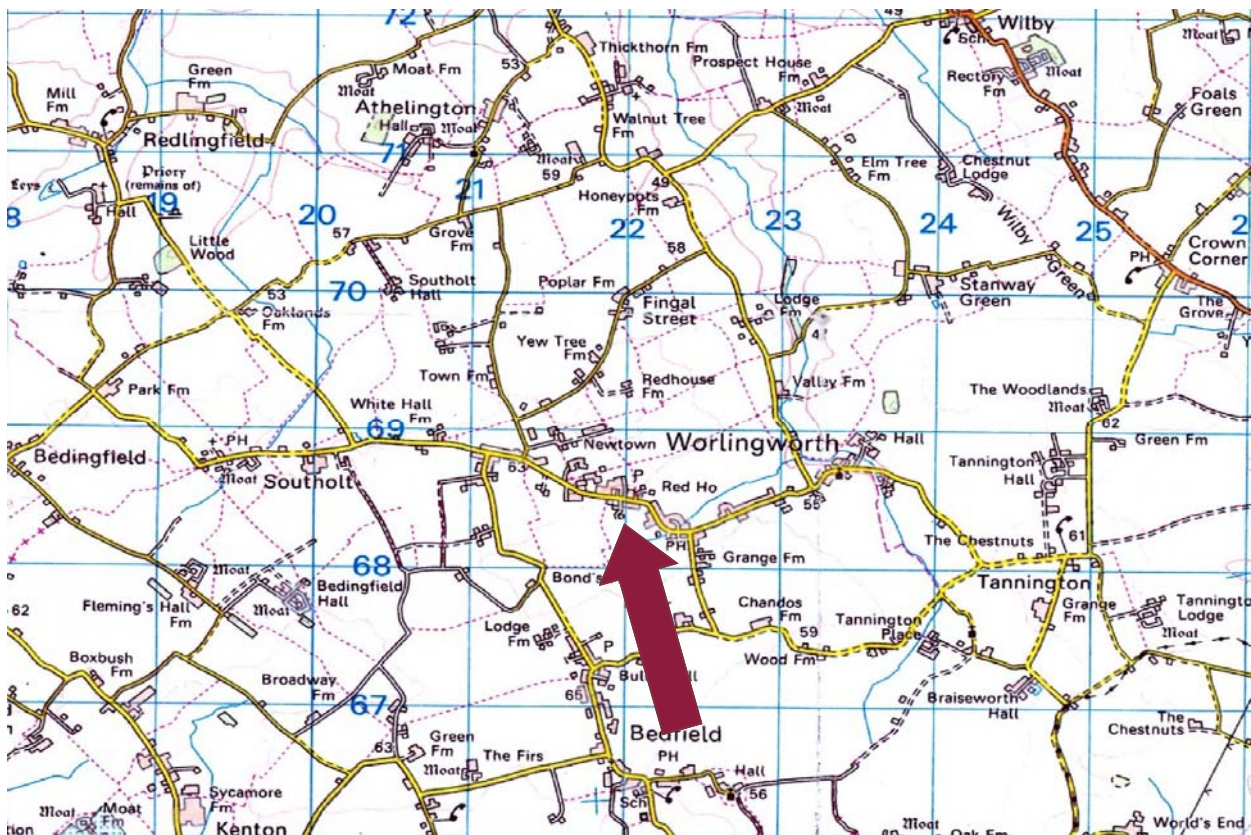
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*September 2024*

## Directions

From Framlingham take the B1119 to Saxtead Green and, at the junction with the A1120 opposite Saxtead Mill, turn right and then immediately left. Continue on this road through Saxtead and Tannington before taking a sharp left turn signposted Worlingworth. On entering the village, proceed past the church on your left, into the main village. Pass the primary school, and The Grove will be found a little further along on the left.

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