

A detached, five bedroom house with far reaching views and 7 acres, standing at the end of a private drive within the parish of Thorington, close to Halesworth and Southwold.

Guide Price
£925,000 Freehold
Ref: P7457/C

The Laundry
Laundry Farm
Thorington
Halesworth
Suffolk IP19 9JF



Reception hall, study, sitting room, kitchen/dining room, lobby and downstairs shower room.

Five first floor bedrooms, en-suite shower room, bathroom and dressing room.

Utility shed. Substantial parking, barns, studio and stables.

Formal gardens and 6 acre meadow. In all, 7.1 acres.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The Laundry is situated within the hamlet of Thorington which is some 5 miles to the west of Suffolk's Heritage coast, a designated Area of Outstanding Natural Beauty. The property is within walking distance of the Husk restaurant and renowned Thorington Amphitheatre. About a mile away is the village of Bramfield with its well known pub/restaurant The Queens Head, and its well stocked village store/butchers. Saxmundham with its further choice of shopping is about 8 miles to the south. The villages of Dunwich and Walberswick and the popular town of Southwold are all within easy reach. 'Minsmere' the renowned RSPB bird sanctuary is a great location for both birdwatching and coastal walks. The market town of Halesworth is 4.5 miles to the north west and provides a good range of local shops and recreational activities. Ipswich, the County town of Suffolk, is 28 miles away and is accessible via by the nearby A12. There are railway stations at Darsham (4 miles) with a regular service to London Liverpool Street station.

Description

As the name would suggest, the dwelling, or part of it, was a former Victorian laundry that either served the local area or a nearby country home. It is a detached Grade II Listed property of brick construction under a part pan tiled and part slate roof. The accommodation, which is set over two floors, extends to over 2500 sq. ft.

An arched timber front door provides access to the reception hall. This has high ceilings and one of two sets of stairs to the first floor landing. There is an understairs cupboard, window to the front and doors to the sitting room and study. The study has an east facing window, fitted shelving and is home to the former copper. Here there is also the oil fired boiler. The sitting room is a fabulous space with high ceiling and dual aspect windows with views over the front driveway, and garden and fields to the rear. There is a brick fireplace which is home to the wood burning stove. Double doors lead into the open-plan kitchen/dining room. Again this is dual aspect. It is fitted with high and low level wall units with an integrated double electric oven, dishwasher and double ceramic sink. There are exposed floorboards throughout and a fireplace with wood burning stove. In addition is a large shelved pantry. A door leads to a rear hallway where there is a door to the back garden and a secondary staircase to the first floor. From the kitchen/dining room there is also a door to the lobby that has a door to the exterior and an airing cupboard housing one of the two hot water cylinders. There is also a downstairs shower room with WC, hand wash basin, shower and window.

The first floor landing has a window to the front of the property and a second airing cupboard with hot water tank serving the first floor bathrooms. There are five bedrooms, one of which has a en-suite shower room. In addition is a dressing room with hand built open fronted wardrobes with hanging rails, shelving and drawers. There is also a bathroom that has a bath, hand wash basin, WC and fitted cabinet. The bedrooms and bathroom enjoy views over The Laundry's own grounds or adjacent countryside. Accessed via the outside of the house is a utility shed which has space and plumbing for a washing machine.

Outside

The Laundry is approached off a private drive (with the owners of The Laundry paying a contribution towards maintenance) that just leads to the dwelling itself and three other dwellings. The drive leads to a substantial shingle parking area and also a outbuilding that the vendors have used as garaging. Adjacent to these are former railway carriages used as wood stores and beyond this, a timber built barn that measures approximately 5.2m x 11.5m (17' x 37'7) that benefits from PV panels.

The more formal gardens are to the south and west of the house and there is a sandstone patio area bordered by beds. In addition are vegetable/fruit beds and a cherry orchard. Beyond the gardens is a substantial pond bordered by mature oak trees. Adjacent to this are two meadows that have excellent scope to be used for equine/livestock that extend to approximately 6 acres and include a further pond. These are enclosed by hedging and trees. Adjacent to the parking area are a range of further outbuildings that include a studio measuring approximately 5.8m x 4.8m (19' x 15'7) with store above. Abutting this are five stores/stables.

In all, the grounds extend to approximately 7.1 acres.















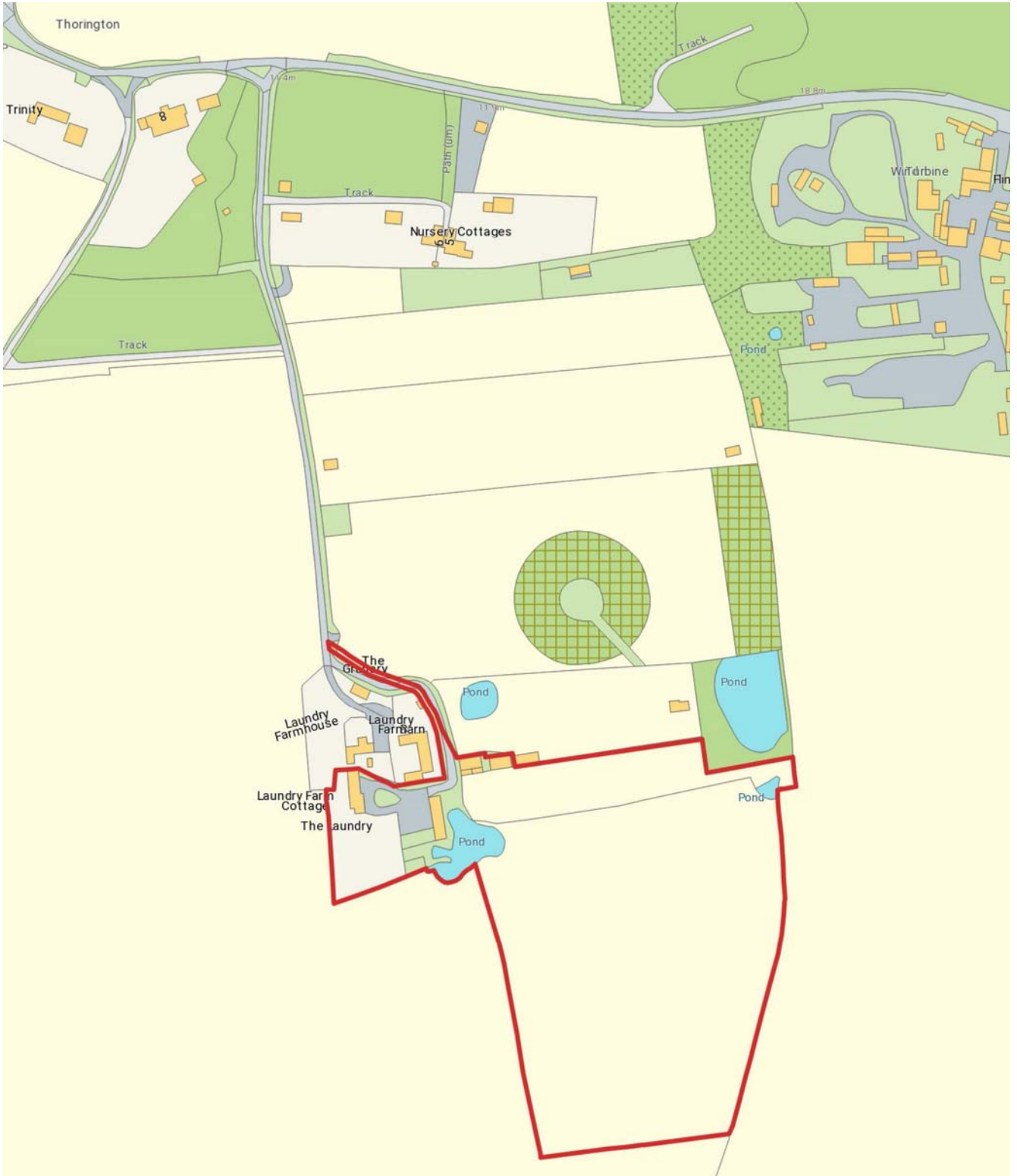








Site Plan—Indicative Only



The Laundry, Thorington

Approximate Gross Internal Area = 233.8 sq m / 2517 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Oil fired central heating. Private drainage system (the vendor has informed the agents that the septic tank works in a satisfactory manner. However, it is unlikely to comply with the modern 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 = N/A (listed property)

Council Tax Band E; £2,521.69 payable per annum 2024/2025

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.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. Whilst the ceiling heights on the ground floor are particularly high (other than doorways), some of the first floor bedrooms have low ceiling heights.

October 2024



Directions

Proceeding north on the A12 from Yoxford proceed over the railway crossing at Darsham and turn left after about a mile on to the A144 Halesworth road. Proceed into the village of Bramfield turning right opposite the pub onto the Thorington Road. Follow this for about 1½ miles and the driveway to The Laundry will be found on the right hand side.

What3Words location: ///proper.brisk.enjoy



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