

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

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&
SAXMUNDHAM

ESTATE AGENTS



Wood Hall, Saxtead, Framlingham, Suffolk. IP13 9QA

GUIDE PRICE

£1,250,000

A detached Georgian farmhouse with pasture and woodland surrounded by open undulating Suffolk countryside just 2 miles from the ancient market town of Framlingham.

This elegant red brick Georgian farmhouse may have earlier origins. The house is set at the end of a long private road and is flanked by a formal garden on the south side with a range of small Victorian outbuildings, and an attractive, enclosed natural pond on the north side, beyond which a driveway leads to a large garage and workshop. The land beyond the lawned garden includes a large area of woodland which was planted by the sellers about twenty years ago and comprises native deciduous species which create a wonderful haven for wildlife. A public footpath runs (north to south) between the woodland and the garden. On the east side of the property is a large area of pasture which could be enclosed for livestock, or managed for wildlife conservation. There is a detached redbrick Victorian stable block with attached piggeries and a hayloft. This building offers potential for conversion (subject to consent) for work space or ancillary accommodation to the farmhouse.

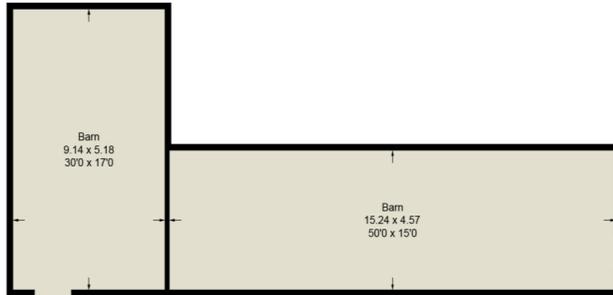
The accommodation of the Farmhouse is centrally heated by oil-fired radiators. There are many attractive and original architectural features within and some of which like the fitted desk in the farm office are a reminder of the house's earlier working life. The ground floor includes a large reception hall, off which is a south facing drawing room that opens to the garden via French windows. There is a working fireplace in this room which has a bay window with fitted shutters and polished floorboards. The library provides a quiet reception space with bespoke fitted bookshelves and deep sash windows. There is a useful cloakroom and a study (formerly the farm office) which sits above the large useful cellar. The farmhouse kitchen is open to the dining area and is fitted with custom made cabinets and boasts a large solid-fuel AGA. There is a scullery and a large walk in pantry. The back staircase (formerly for servants) leads from the kitchen up to the bedrooms and attic on the east side of the house. There are five large (double) first floor bedrooms. Bedroom one has its own en-suite shower room and dressing area above. Bedrooms four and five share a shower room which has a Jack and Jill arrangement, whilst the other bedrooms are served by a family bathroom and a separate family shower room. Bedrooms six and seven, which have vaulted ceilings and dormer windows, are located in the attic and open to one another. The house is notable for its high ceilings and elegant spaces which are light and airy. The accommodation is extremely versatile and affords ample space for home working. The accommodation in summary:

Entrance Hall; Cloakroom; Drawing Room 6.03m x 4.52m; Library 4.55m x 3.98m; Study 4.52m x 2.63m plus recess; Cellar 4.42m x 3.66m; Farmhouse Kitchen and Dining Area 8.91m x 4.88m overall; Scullery 3.09m x 2.45m; Pantry 2.41m x 1.71m; First Floor Landing; Bedroom One 4.71m x 4.66m; En-suite Shower Room 1.80m x 1.29m; Upstairs Dressing Area 4.85m x 2.59m (waist height); Bedroom Two 5.38m x 4.63m; Family Shower Room 2.88m x 1.68m; Family Bathroom 3.06m x 2.53m; Bedroom Three 4.40m x 4.07m; Bedroom Four 4.06m x 3.45m; En-suite Shower Room 3.39m x 0.77m; Bedroom Five 5.07m x 2.55m; Attic Bedroom Six 4.36m x 3.03m (waist height); Attic Bedroom Seven 4.43m x 3.04m (waist height).

Wood Hall, Saxtead

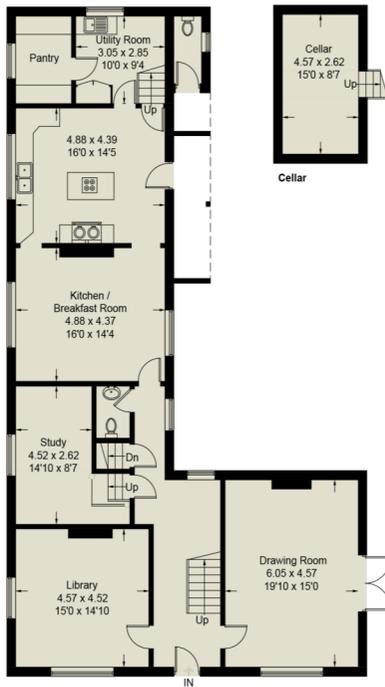
Approximate Gross Internal Area = 358.3 sq m / 3857 sq ft

Cellar = 12.6 sq m / 136 sq ft

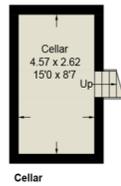


(Not Shown In Actual Location / Orientation)

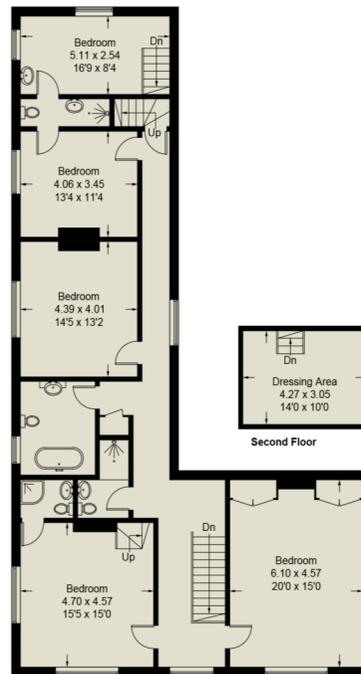
Outbuilding



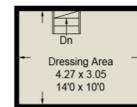
Ground Floor



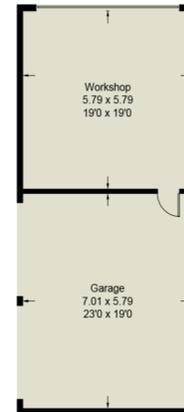
Cellar



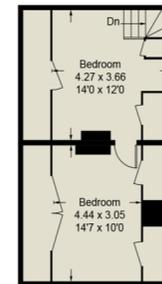
First Floor



Second Floor



(Not Shown In Actual Location / Orientation)



Second Floor









LOCAL AUTHORITY

East Suffolk District Council, Council Offices, East Suffolk House, Station Road,
Melton, Woodbridge, IP12 1RT
Tel: 01394 383789

SERVICES

Mains electricity and water. Drainage to a private system

VIEWING

By appointment through Jennie Jones Estate Agents: **SAXMUNDHAM** (01728)
605511. email: saxmundham@jennie-jones.com

EPC RATING = F







The red line is an indicative boundary. The buildings above this line are being sold separately for redevelopment as residential units. (Consent presently for 4 dwellings)

Some of the buildings below the boundary line will be demolished prior to the sale. See the outline plan in this brochure.

