



MANOR FARM
COLES GREEN, FRAMLINGHAM, SUFFOLK

JACKSON-STOPS 

MANOR FARM
COLES GREEN, FRAMLINGHAM, SUFFOLK IP13 9LG

TOTAL APPROX. FLOOR AREA 2,734 SQ FT / 254.0 SQ M

Refurbishment Opportunity - A traditional 16th Century Suffolk farmhouse in a mature setting close to Framlingham



DISTANCES

- Framlingham – walking distance (1 mile)
- Wickham Market & A12 - 5 miles
- Woodbridge - 10 miles

FEATURES

- Requiring refurbishment & offering great potential to create a comfortable family home in a mature & sheltered garden setting
- 2,734 sq ft of accommodation including:-
- 3 reception rooms
- Farmhouse kitchen with pantry & lean-to entrance hall
- Ground floor cloakroom
- 4 first floor bedrooms, bathroom & dressing room
- Plumbing for en-suite shower room
- Triple garage with fuel store & lean-to
- Range of timber sheds
- Sheltered gardens & grounds with many mature trees & large pond
- In all about 1.25 acres
- Vacant with no onward chain

GUIDE PRICE £695,000

THE PROPERTY

Coles Green is located within sight and walking distance of the historic market town of Framlingham, which offers a wide range of local shopping, commercial, educational and recreational facilities.

Manor Farm is a traditional Grade II Listed timber framed Suffolk farmhouse, understood to date from the 16th Century with a later addition 17th Century rear wing. Approached over a gently curving driveway and overlooking a large natural pond, the house sits well within a mature garden setting sheltered by numerous fine oak horse chestnut and fir trees.

The property is now ready for refurbishment and offers great potential to create a comfortable period residence with well laid out and well-proportioned accommodation. Extending to some 2,734 sq ft which includes three reception rooms and a spacious farmhouse kitchen with an AGA. On the first floor are three double bedrooms, a smaller fourth and potential fifth. In addition to a family bathroom and dressing room there is space and plumbing for an en suite shower room to the principal bedroom. The property has an oil-fired central heating system and a modern private drainage system.

OUTSIDE

Set off the driveway is a triple garage range, together with a lean-to and with a former fuel store, and there are a couple of timber garden stores. The gardens which lie mainly to the rear of the property are laid to lawn and sheltered and enclosed by mature trees and hedges and include a former swimming pool. To the front the farmhouse overlooks an attractive large pond, which is overhung by mature willow, horse chestnut and oak trees. In all the property extends to about 1.25 acres.



DIRECTIONS (IP13 9LG)

Use postcode for Satnav or What3words navigation system:-

What3words /// multiply.interacts.comic

PROPERTY INFORMATION

Services: Mains electricity and water are connected. Drainage to a modern treatment plant system.

Mobile: Ofcom reports a good mobile signal from the main providers.

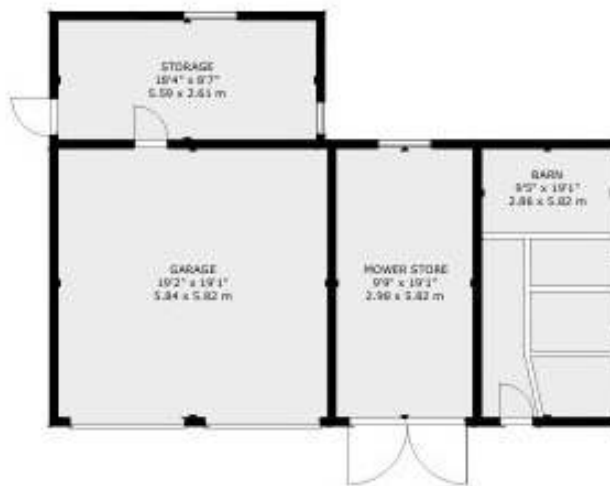
Broadband: Ofcom reports standard broadband is available at the property.

Council Tax: Band G. East Suffolk Council.

Tenure: Freehold with vacant possession at completion.

Viewings: By appointment with Jackson-Stops
Tel. 01473 218218.





MANOR FARM, FRAMLINGHAM
Total Approximate Internal Area: 254m sq/ 2734 sq ft
Outbuilding: 83m sq/ 889 sq ft



SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

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OnTheMarket.com
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JACKSON-STOPS
PROPERTY EXPERTS SINCE 1910