



Little Lonely Farm, Parham, Woodbridge, IP13 9NT

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ESTABLISHED 1966

Little Lonely Farm
Parham
Woodbridge
Suffolk IP13 9NT

A delightful smallholding with a house, annexe, barns and additional outbuildings in an excellent location. About 6.7 acres.

ENTRANCE HALL | SITTING ROOM | DINING ROOM
KITCHEN/BREAKFAST ROOM | UTILITY ROOM | LARDER
THREE BEDROOMS | BATHROOM | SEPARATE WC | TWO
BEDROOM ANNEXE | THREE BARNs | WORKSHOP
GARAGE | STORAGE SHEDS | GARDEN | ORCHARD |
TWO PADDOCKS | ABOUT 6.7 ACRES

Little Lonely Farm is situated to the north of Parham just off the B1119, about 2 miles west of Framlingham. Framlingham is a popular market town with an historic 12th Century castle, many period houses and a fine parish church. The town has a thriving community, well served by excellent amenities including independent shops, a co-op, numerous restaurants and public houses, a health centre and highly regarded schools in both the independent and state sectors. Woodbridge, Saxmundham and the Heritage Coast are also within easy reach via the A12. There is branch-line rail service to London Liverpool Street at Saxmundham and Campsea Ashe or direct rail service from Ipswich Station.

A charming farmstead in a superb setting, Little Lonely Farm is surrounded by unspoilt farmland and stands within its own land. The farmhouse is thought to date from the mid-18th Century, with later additions built of rendered brick elevations under a pantile roof. The living accommodation is arranged over two floors, with scope for improvement and extension, subject to planning permission. The sitting room and dining rooms both have fireplaces and built in cupboards to the side and overlook the pretty orchard. The kitchen is fitted with a range of wall and base mounted units and ample dining space. A door leads to a large utility room with a shelved walk-in larder.

Stairs rise to the first floor, where there are three good sized bedrooms, a bathroom and separate WC. There is a small room off the third bedroom, which has potential to convert to an ensuite bathroom. There are further built in cupboards.

Guide price: £750,000





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Annexe

Close to the house is a detached weatherboard clad annexe comprising sitting room, kitchen, two bedrooms and a bathroom.

Outbuildings

The property has the benefit of an extensive range of outbuildings, some of which have excellent potential for alternative uses, subject to planning consent. To the west of the house is a large traditional timber framed barn under a slate roof with power and light connected, four open fronted bays and a large lean to store. There is a further block-built barn with tin roof, and a pole barn clad in corrugated tin. Behind this is a further store and a kitchen garden.

Adjacent to the annexe is a timber workshop and on the other side of the house are five further sheds, a gardener's WC and a garage.

Outside

Little Lonely Farm is approached via a private driveway leading to an extensive parking and turning area. In front of the house is a large orchard planted with numerous daffodils and a variety of fruit trees including apple, pear, cherry, quince, damson and walnut. Nearby is an attractive wildlife pond with blockwork retaining walls and flint filled gabions. Between the house and annexe is a pretty walled garden, laid to lawn with well-stocked flower and shrub borders.

To the south of the house is an area planted with spring bulbs and numerous trees including ash, cherry, poplar, fir and silver birch. The land is to the south and east with two large paddocks accessed through five bar gates and enclosed by post and rail fence and mature hedgerow interspersed with mature trees. There is a small copse on the southern boundary.

Services

Mains water and electricity are connected. Oil-fired central heating. The annexe has night storage heaters. Drainage via a private disposal system.

Local Authority

East Suffolk. Council Tax Band E

Directions

IP13 9NT what3words: racetrack.marine.knees

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

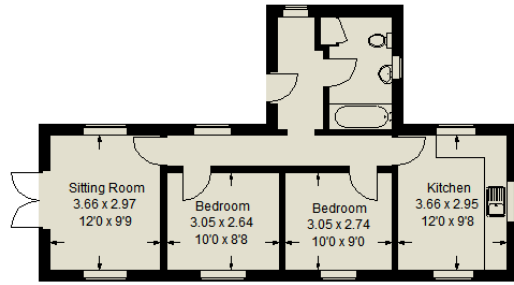
Viewing is strictly by appointment: Tel: (01728) 454505.

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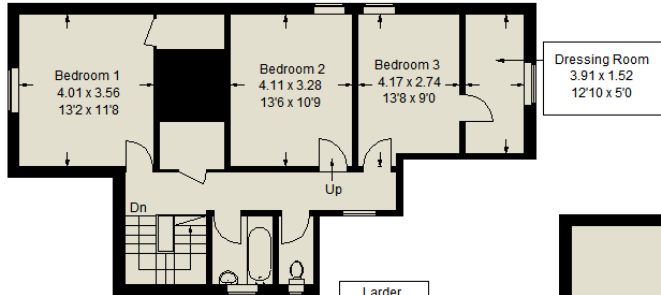


Little Lonely Farm, Parham

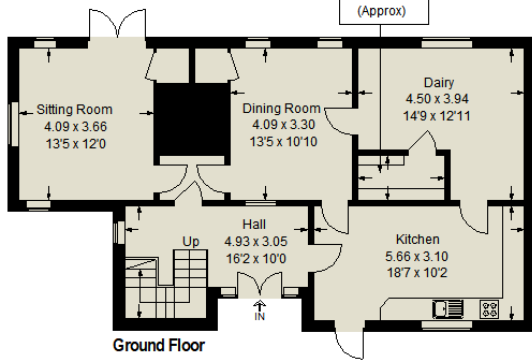
Approximate Gross Internal Area = 162.9 sq m / 1753 sq ft
 Annex Ground Floor = 55.5 sq m / 597 sq ft
 Outbuildings = 677.2 sq m / 7289 sq ft
 Total = 895.6 sq m / 9640 sq ft



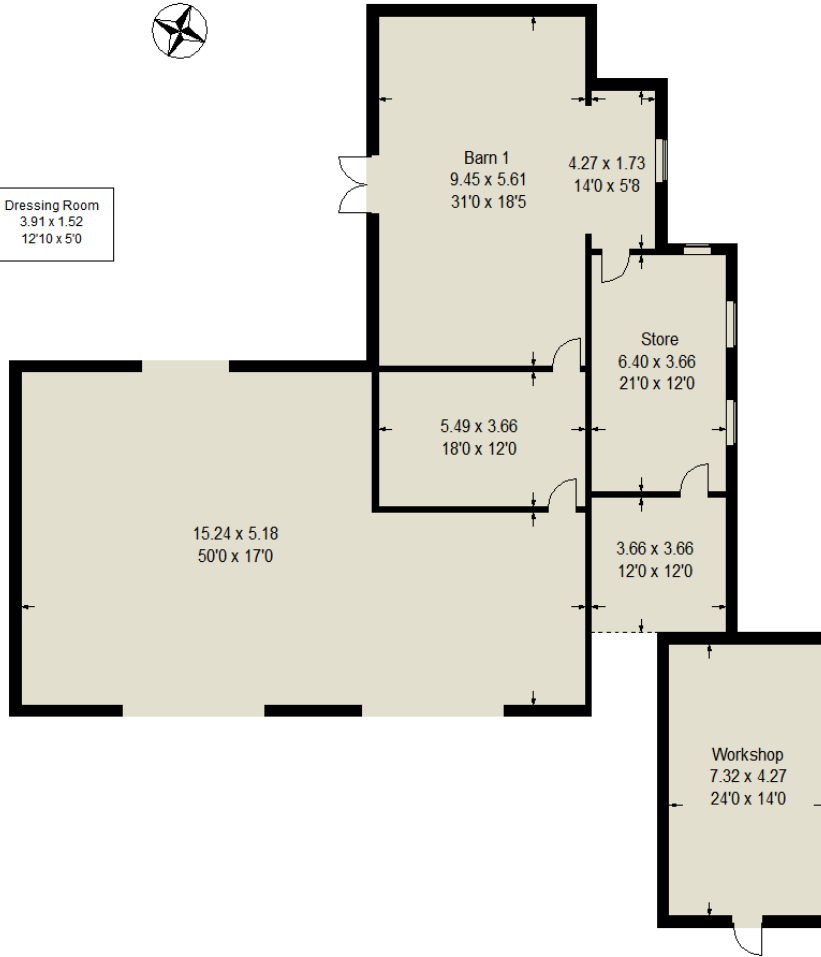
Annex Ground Floor
 (Not Shown In Actual Location / Orientation)



First Floor



Ground Floor



Outbuildings

(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(90-100) A	
(81-89) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-10) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

House

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(90-100) A	
(81-89) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-10) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Annexe

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