

FOR SALE BY ONLINE AUCTION
An unusual and charming thatched cottage with numerous outbuildings and grounds of over an acre.

Guide Price
£425,000 Freehold
Ref: P6608/C

The Lodge
New Road
Worlingworth
Suffolk
IP13 7PA



Boot room, kitchen/dining room, garden room, study/bedroom three, sitting room and utility room.

Two double bedrooms, bathroom and cloakroom.

External office, garage and carport. External WC. 24' x 12' store building, Commercial kennels with runs.

Basic former agricultural building of 93' x 47'

Pretty gardens with gazebo.

Parking and former farmyard. Grounds of 1.1 acres.

Contact Us



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FOR SALE BY TIMED ONLINE AUCTION - 26th May 2021

Method of Sale

The property is offered for sale by Unconditional Timed Online Auction on 26th May 2021 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of electronic gavel with completion occurring 20 business days later. For details of how to bid please read our Online Auction Buying Guide.

The vendor's solicitor is preparing an Auction Legal Pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike please visit the Online Property Auctions section of Clarke and Simpson's website to Watch/Register/Bid.

Sellers Solicitors

The sellers solicitors are Birketts, 141 - 145 Princes Street, Ipswich, Suffolk IP1 1QJ; Tel: 01473 406317; Email: imogen-grainger@birketts.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

The property is located within the Parish of Worlingworth, half a mile to the north of the village itself on a country road, surrounded by farmland and adjacent to another dwelling/farmyard. Worlingworth benefits from a primary school. The property is just 6 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 7.5 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 14 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. Approximately 20 miles from the property is the county town of Ipswich, which offers further national shops and services.

Description

The Lodge itself is a single storey period dwelling in the form of an octagon under a thatched roof with a bedroom wing under a tiled roof. The dwelling itself has some charming features such as arched timber framed windows, a brick fireplace in the sitting room, a bespoke kitchen with Rayburn stove and also a garden room which takes full advantage of the sun to the south and west. The property benefits from oil fired central heating. Whilst the current set up allows for two bedrooms, the study can be used as a further bedroom and the external office has scope to be incorporated into the cottage, subject to the normal consents. Immediately to the outside of The Lodge is parking for a number of vehicles and access to a car port and integral garage. As well as an external office, there is a cloakroom and 24' x 12' store.

Beyond the residential curtilage of The Lodge are a range of kennels with runs which were previously used as a commercial enterprise. Beyond these is a basic former agricultural building of block and asbestos construction. This could have scope for conversion but neither the vendors or the agents have investigated this with the local planning authority. It should however be noted that the property is not being sold with overage or a covenant restricting residential conversion of the building. Beyond the agricultural buildings is a former farmyard with grounds in total extending to 1.1 acres.

The Accommodation

The House

A partially glazed door provides access to the

Boot Room

North facing window. Brick flooring. Door to the inner lobby that has a door to the hallway and steps down to the

Kitchen/Dining Room 22'10 x 11' (6.96m x 3.35m maximum)

High and low level wall units with wood block and granite work surfaces. Rayburn stove also serving the central heating and hot water. Radiator. Recessed spot lighting. Doors lead to the garden room, study and hallway.



Front Hallway

Partially glazed front door. Radiator. Doors to the sitting room and

Utility Room

Stainless steel sink with cupboard below. Space and plumbing for a fridge freezer and washing machine. Fitted shelving. West facing window.

Sitting Room 22' x 11' (6.71m x 3.35m maximum)

East facing feature arched windows, brick fireplace and radiators.



Garden Room 14'2 x 10'6 (4.32m x 3.2m maximum)

An orangery style room which is ideal as a dining room. Rooflight and wall to wall windows to the south and west. French doors to the exterior. Recessed spotlighting. Built in cupboard.



Study 8'6 x 7'8 (2.59m x 2.34m)
East facing window. Radiator.

Hallway

Internal window to the boot room. Radiator. Doors off to the two bedrooms, bathroom and

Cloakroom

WC and handwash basin. Radiator. East facing window with obscured glazing.

Bathroom

Roll top bath, shower and hand wash basin. West facing window. Radiator.



Bedroom One 13' x 11'4 (3.96m x 3.45m)
South facing window. Radiator.



Bedroom Two 13' x 9'7 (3.96m x 2.92m)

South facing window. Radiator. Door to **airing cupboard** with lagged hot water cylinder and slatted shelving.



Outside

The main drive to the property leads to the residential element and its shingle parking area. Adjacent to this is a car port and **integral single garage**, 15' x 8'6 (4.57m x 2.59m). Adjoining the cottage is an external **office**, 10' x 9'5 (3.05m x 2.87m), with east facing window, electric radiator and large built-in store cupboard. In addition is an outside cloakroom with WC and hand wash basin.



The more formal gardens are to the east, south and west of the cottage and are predominantly laid to lawn and contain shrubs and trees. The gardens include a timber framed gazebo with fitted seating and table. Adjacent to the office is a **block built store building** measuring 24' x 12' (7.3m x 3.66m). Beyond this is the kennel block which was previously used commercially. There is a fenced dog run within the kennel building itself and another to the side, each being of steel construction and measuring approximately 45' x 19' (13.71m x 5.79m). The block contains nine kennels, with inside and covered outside runs.

Beyond the kennels and residential element is the former agricultural farmyard. This is home to a block built store, fuel tank, silo and former pig building measuring approximately 93' x 47' (28.35m x 14.32m). From the farmyard area there is a secondary access point onto the highway. In all the grounds extend to approximately 1.1 acres.



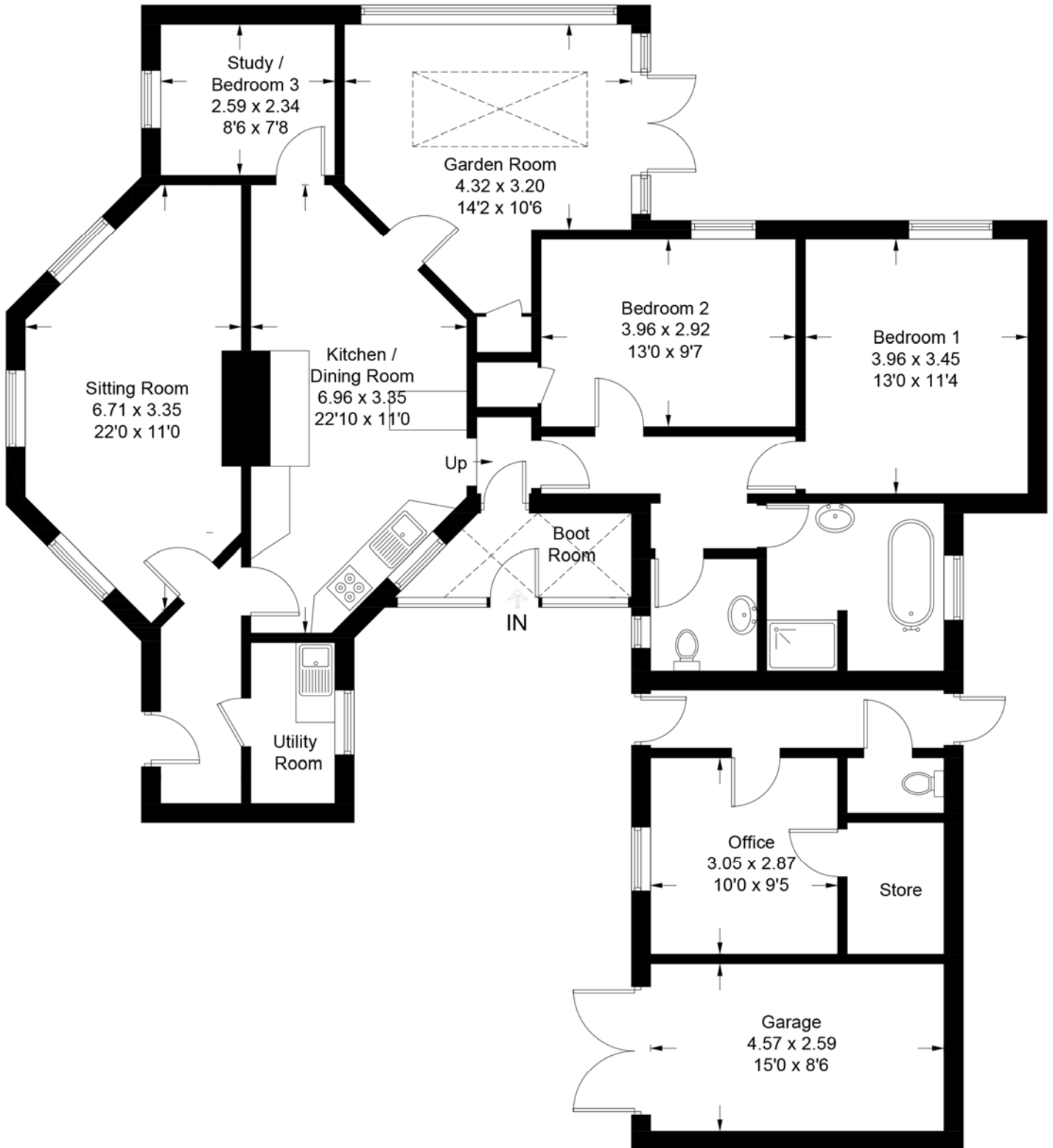


The Lodge, Worlingworth

Approximate Gross Internal Area = 121.6 sq m / 1309 sq ft

Outbuilding = 31.0 sq m / 334 sq ft (Including Garage)

Total = 152.6 sq m / 1643 sq ft





Viewing Strictly by appointment with the agent. Covid-19 – No more than two related viewers will be admitted to the property and assurances must be provided that neither party has Covid-19 symptoms. Viewers must bring with them appropriate PPE (mask) and sanitise accordingly.

Services Mains water and electricity. Oil fired central heating. Private drainage system.

Council Tax - Band D; £1,848.41 payable per annum 2021/2022

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;
Tel: 0345 6066067

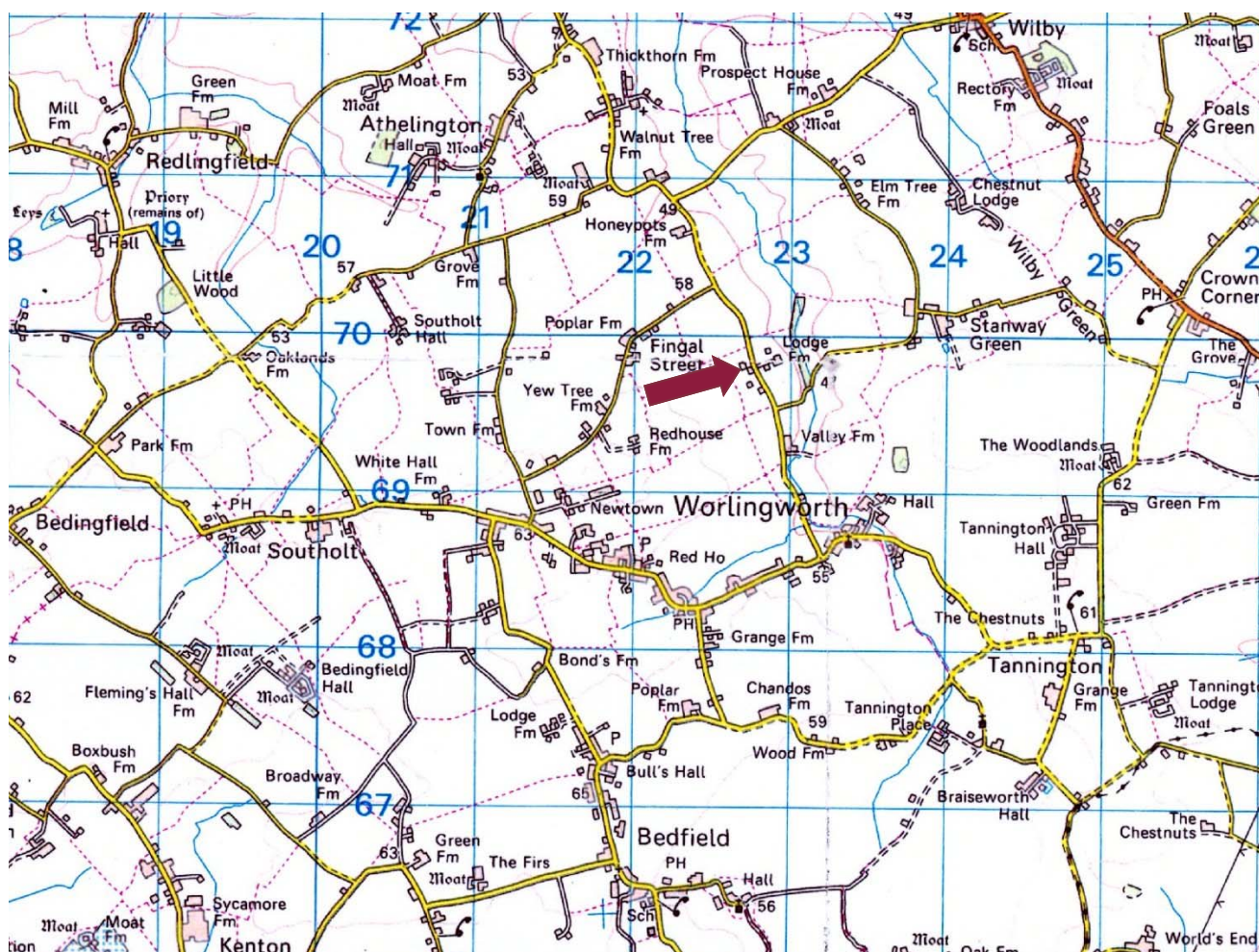
EPC Rating = F. A copy of the report is available from the selling agents.

NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents 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.
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from. When you register to bid you will be prompted to provide the appropriate money laundering documentation.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - £900 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.
6. Whilst some of the property needs attention, particularly the former farmyard with its basic agricultural building, it should also be noted that it has been presumed there is a septic tank for private drainage and a buyer should budget to install a new compliant system.
7. The barn to the north of The Lodge has Permitted Development to be converted to a residential dwelling and this is being sold as a separate lot.
8. It is understood that the thatch on the main body of The Lodge was replaced within the last two or three years.
9. There will be a covenant within the contract stating that the premises cannot be used for the rearing of livestock.
10. Any items left at the property upon completion will become the responsibility/ownership of the buyer.

Directions

From Framlingham, take the B1119 to Saxtead Green and at the junction with the A1120, opposite the post mill, turn right and then immediately left. Continue on this road through Saxtead for approximately 2½ miles before taking a left hand turn on a sharp right hand bend signposted to Worlingworth. In Worlingworth, take the turning on the right and proceed for approximately half a mile where The Lodge will be found on the left hand side of the road.



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