

*FOR SALE BY ONLINE AUCTION*

*A four bedroom detached period house situated in a pleasant rural location within grounds of nearly half an acre, within 2 miles of the historic town of Framlingham.*

Guide Price

£495,000 Freehold

Ref: P7223/C

Severalls Farm House

Several Road

Saxtead

Woodbridge

Suffolk IP13 9QN



Hallway, kitchen/dining room, sitting room, study, utility room and cloakroom.

Four first floor bedrooms and bathroom.

Off road parking.

Enclosed grounds of approximately 0.45 acres.

**FOR SALE BY TIMED ONLINE AUCTION**

**- 28th November 2023**

Contact Us



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## **Method of Sale**

The property is offered for sale by Unconditional Timed Online Auction on 28th November 2023 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion occurring 20 working days thereafter. For details of how to bid please read our Online Auction Buying Guide.

The vendor's solicitor has prepared an Auction Legal Pack. This is 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 and Bid.

## **Seller's Solicitors**

The seller's solicitors are Birketts; Providence House, 141 - 145 Princes Street, Ipswich, Suffolk IP1 1QJ; Tel: 01473 232300; For the attention of Linda Crawford; Email: linda-crawford@birketts.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

## **Location**

Severalls Farm House is located along the A1120 within the parish of Saxtead. The village has a distinctive post mill and The Old Mill House pub. The thriving town of Framlingham is approximately 2 miles from the property and is perhaps best known for its fantastic medieval castle, as well as being home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel, a Co-operative supermarket and a twice weekly market. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded, and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its prep school, Brandeston Hall, some 5 miles away.

The Suffolk Heritage Coast, Woodbridge and Ipswich are all within short drives offering the concert hall at Snape Maltings, RSPB Minsmere, beaches at Southwold, Walberswick, Thorpeness and Aldeburgh, and ample opportunities for sailing and golf. Ipswich is about 16 miles to the south-west and here there are direct trains to London's Liverpool Street station scheduled to take just over an hour.

## **Description**

Severalls Farm House is a period dwelling of timber framed construction under a tiled roof. Whilst it offers many attractive period features, it has the advantage of not being listed. The property has undergone a part refurbishment and renovation programme with highly impressive new kitchen units being added and a recently refitted bathroom with roll top bath. The property enjoys far reaching field views and has a garden of almost half an acre with ample off road parking.

## **The Accommodation**

### *The House*

### **Ground Floor**

A front door leads to the

### *Hallway*

North-east and south-east facing windows. Laminate and tiled flooring. Radiator. Stairs to the first floor landing. An open doorway leads to an

*Inner Lobby*

South-west facing window. Glazed south-east facing door to the rear. Open cupboard with plumbing for a washing machine. Doors lead off to the study, sitting room and

*Kitchen/Dining Room* 18'3 x 14'7 (5.55m x 4.45m)

Re-fitted in recent years with a stylish range of high and low level wall units that include integrated bins and a dishwasher. Wood block work surface with inset one and a half bowl stainless steel sink with mixer taps above and drinking water tap. Free standing DeLonghi range cooker and American style fridge freezer. Wood effect tiled flooring. South-east, south-west and north-west facing windows overlooking the gardens. Recessed spotlighting and additional pendant lights.



*Sitting Room* 25'3 x 15'9 (7.70m x 4.80m)

A heavily timbered dual aspect room with north-east and north-west facing windows. Brick fireplace which is home to a wood burning stove. Built-in shelved cupboard. Radiators.



*Study* 17'7 x 16'4 (5.37m x 4.98m)

Ideal as a study or a snug. With a south-east and north-east facing windows overlooking the gardens. Radiator. Shelved storage cupboard. Recessed spotlighting. Doors lead off to the store room, utility room and the



*Downstairs Cloakroom*

WC and hand wash basin. South-west facing UPVC window with obscured glazing.

*Utility Room* 6'2 x 6' (1.88m x 1.82m)

Work surface with recess below. High level wall units. Ladder style chrome towel radiator. Pull out clothes drier. South-east facing window with obscured glazing.

*Store Room*

Hanging rail. North-east facing window.

The stairs in the ground floor hallway rise to the

**First Floor**

*Landing*

South-east facing window with views over the rear gardens. Built in cupboard with slatted shelving. Hatch to roof space. Radiator. Doors leads off to the bedrooms and bathroom.

*Bedroom One* 15'5 x 15' (4.69m x 4.58m)

A spacious double bedroom with north-west facing window to the front of the property. Exposed floorboards. Radiator. Built-in wardrobe.



*Bathroom*

Recently re-fitted and comprising impressive roll top bath, large built-in shower unit with recessed spotlighting, WC and hand wash basin. Ladder style chrome towel radiator. Exposed timbers. North-west facing window. Built-in cupboard housing the hot water cylinder.



*Bedroom Two* 15'7 x 14'5 (4.74m x 4.39m)

A double bedroom with exposed beams. South-east facing window with fine views over the garden and adjacent land. Radiator. Built-in cupboard with slatted shelving.



*Bedroom Three* 11' x 10'1 (3.35m x 3.07m)

A double bedroom with south-east facing window, again with pleasant views. Radiator.



*Bedroom Four* 11'4 x 9'9 (3.46m x 2.97m)

A fourth double bedroom with north-west facing window to the front of the property. Radiator. Impressive floorboards.



**Outside**

The property is approached from the A1120 via a drive providing off-road parking for a number of vehicles. The front garden is laid to lawn and contains a mature Horse Chestnut Tree. The gardens wrap around the house and again is predominantly laid to lawn and contains a number of trees and shrubs. Much of the garden is fenced. In all it extends to approximately 0.45 acres. There is a metal store shed and a further store adjacent to the house itself which is home to the oil fired boiler and the water softener.

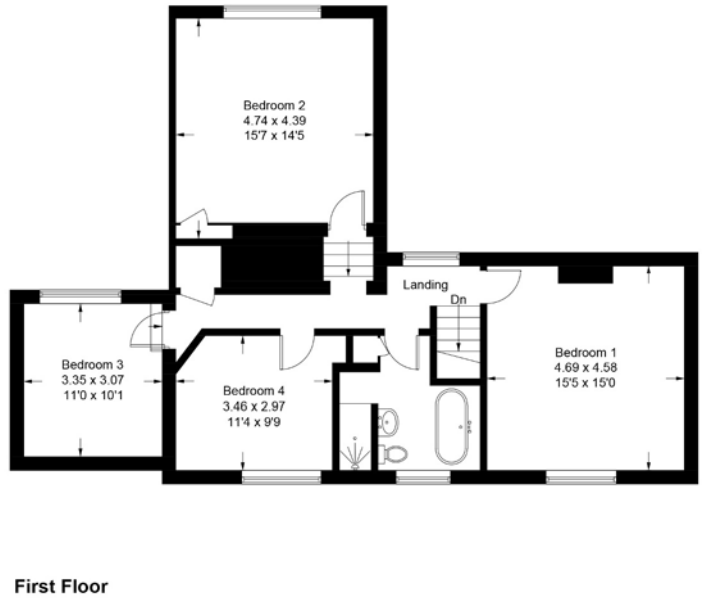
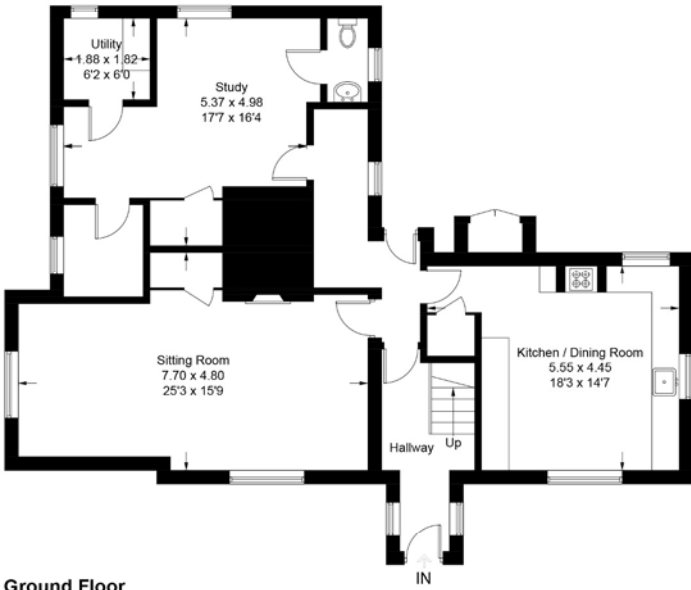






# Severalls Farm House, Saxtead

Approximate Gross Internal Area = 189.0 sq m / 2034 sq ft



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Produced for Clarke and Simpson

## Site Plan



## Views over adjacent land



*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity. Modern private drainage system (installed in recent years). Oil fired central heating.

*EPC* = F (copy available from the agents)

*Council Tax* Band F; £2,867.66 payable per annum 2023/2024

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

### NOTES

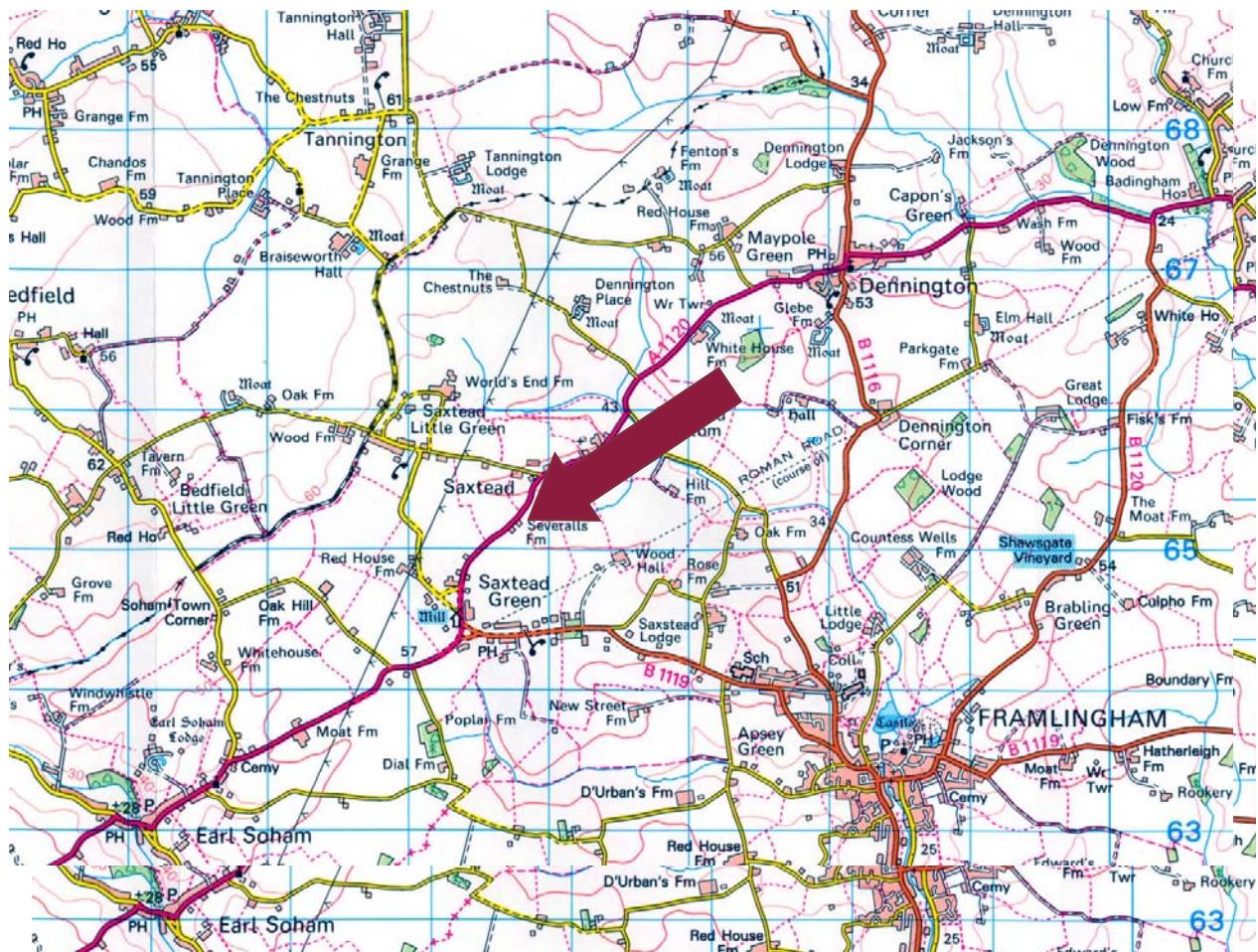
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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. 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.

*November 2023*

## Directions

From Framlingham proceed towards Saxtead and at the T-junction with the A1120 opposite the Post Mill, turn right. Proceed out of Saxtead where Severalls Farm House will be found on the right hand side as indicated by the Clarke and Simpson board.

What3Words location: ///warmers.infinite.headless



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