

For Sale By Online Auction
An exciting opportunity to renovate and refurbish a Grade II Listed old parsonage, occupying grounds of nearly half an acre in a delightful position next to the church in Parham.

Guide Price
£250,000 Freehold
Ref: P7242/J

The Old Parsonage
Hall Road
Parham
Suffolk
IP13 9PW



Entrance hall, sitting room, kitchen/breakfast room, study/dining room and ground floor bathroom.

Landing and two double bedrooms.

Timber framed garage and small brick built outbuilding.

Gardens and grounds extending to 0.39 acres (0.16 ha).

For Sale By Timed Online Auction - 28th March 2024

Contact Us



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Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on 28th March 2024 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 10 working days thereafter. For details of how to bid please read our Online Auction Buying Guide. The Seller's solicitor has prepared 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 and Bid.

Seller's Solicitors

The seller's solicitor is Norton Peskett; 52 Thoroughfare, Halesworth, Suffolk IP19 8AR. For the attention of: Sophie Cooper; Tel: 01986 872513; Email: s-cooper@nortonpeskett.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

The Old Parsonage is set along Hall Road in the centre of Parham, adjoining the grounds of St Mary's Church. Parham lies between Framlingham and Wickham Market. Framlingham is perhaps best known for its historic castle and highly regarded public school, Framlingham College. Framlingham offers 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, Barclays Bank and a Co-operative supermarket. 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 and Thomas Mills High School are both highly regarded. The Heritage Coast is just a short drive away offering picturesque beaches, sailing facilities, stunning forest walks, cycle rides and popular public houses. The world famous Snape Maltings Concert Hall is within easy reach (8½ miles), and there is also bird watching at the RSPB centre at Minsmere (15½ miles). For the commuter, Parham offers good road links via the A12, and a nearby railway station located at Campsea Ashe, near Wickham Market, with regular trains to London Liverpool Street via Ipswich.

Description

The Old Parsonage comprises a Grade II Listed timber frame thatched property, located in an enviable position adjoining St Mary's Churchyard in the centre of the village. According to the Listing Schedule, The Old Parsonage is believed to date from the late 15th or early 16th Century with the single storey kitchen/breakfast room extension probably added at a later stage.

The Old Parsonage requires a complete programme of renovation and refurbishment, both internally and externally, which will breath new life into this impressive historic building. This could potentially include the reconfiguring of the first floor accommodation, in particular the large landing area to include a bathroom/shower room to the bedrooms, subject to the necessary consents. Due to the poor condition of the thatch (see photo taken Summer 2023), which was allowing water ingress, the vendors have covered the roof with a tarpaulin. In August 2023 a quotation for the replacement of the sole plate and render was obtained, a copy of which is available on request.

Outside the gardens and grounds also need taking in hand. These include a useful timber framed garage and lean-to store, together with a small brick built outbuilding. The gardens and grounds contain a number of mature shrubs and trees and extend to approximately 0.39 acres (0.16 ha) in all.



Vendor's Survey

The vendor commissioned a full building survey of the property and a copy is available on request. However, it should be noted that this survey is **for information only** and no liability will be passed from the surveyors, Watsons, to the purchaser.

The Accommodation

The House

Ground Floor

A part glazed wooden front door that is set beneath a covered porch opens into the

Entrance Hall

With staircase rising to the First Floor, internal window through to the Sitting Room, night storage heater and exposed wall timbers. Ceiling height –approx 2.35m. Wide opening through to the

Study/Dining Room 15'11 x 8'4 (4.77m x 2.54m)

A delightful, twin aspect room with large window on the gable elevation providing direct views of St Mary's Church. Additional leaded light windows on the gable elevation overlooking the gardens and grounds. Exposed ceiling and wall timbers. Wall light points. Ceiling height - approx. 1.9m.



Returning to the Entrance Hall further doors provide access to

Bathroom

Fully tiled and with suite comprising panelled bath with mixer tap and separate shower attachment over, WC and pedestal wash basin. Night storage heater and wall mounted convector heater.



Sitting Room 16'2 x 13'5 (4.93m x 4.09m)

A spacious reception room with leaded light window overlooking the front garden together with additional window on the rear elevation providing wonderful views of the church and gently undulating countryside beyond. The focal point of the room is the fireplace with impressive bressummer beam over containing the Villager woodburning stove set on a raised tile and brick hearth. Ceiling height - approx. 2.23m. Exposed ceiling and wall timbers, wall light points, boarded floor and door through to the



Kitchen/Breakfast Room 16'8 x 11'3 (5.07m x 3.44m)

With windows on the gable and rear elevation providing plenty of light and good views of the garden. Range of cupboard and drawer units with worksurface over incorporating a circular stainless steel sink with mixer tap and circular drainer. Four ring electric hob with recess under. Exposed wall timbers. Range of built-in storage cupboards (one of which contains the hot water tank) and door to Utility Cupboard with plumbing and waste connections for a washing machine. Night storage heater and access to roof space. Part glazed wooden door providing access to the gardens and grounds. Ceiling height - approx. 2.62m.



Stairs from the Entrance Hall rise to the

First Floor

Landing 16'4 x 10'5 (5.0m x 3.2m)

With delightful dormer windows on the front and rear elevation overlooking the gardens, grounds and churchyard. Vaulted ceiling with exposed roof truss elements. Exposed wall timbers. Ceiling height - approx 2.77m maximum. Doors off to



Bedroom One 16'4 x 10'1 (4.97m x 3.08m) maximum

An atmospheric bedroom with windows on the gable elevation that benefit from the sun during the afternoon and into the evening. Victorian iron hob fireplace with wood surround. Sink unit. Vaulted ceiling with exposed roof truss elements. Exposed wall timbers and internal windows gaining light from the Landing. Ceiling height - approx 3.26m maximum.

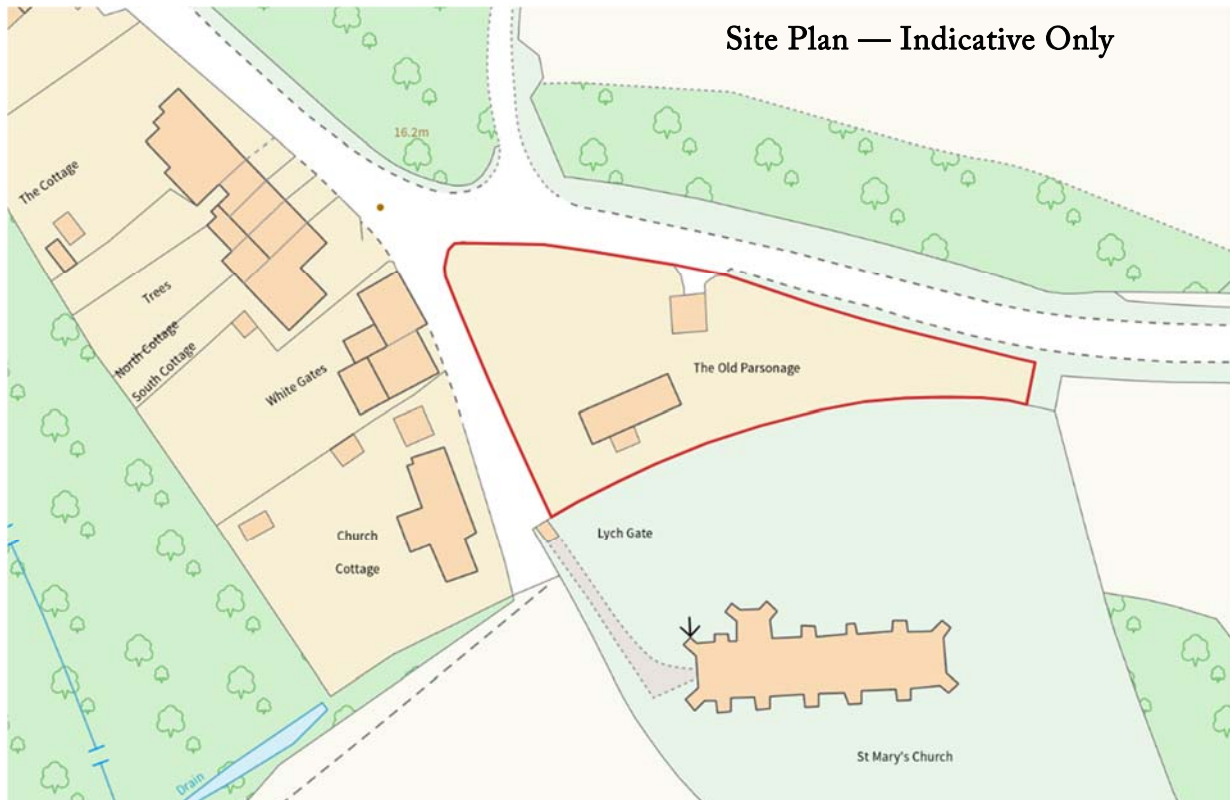
Bedroom Two 16'2 x 7'10 (4.94m x 2.4m)

Another good size double bedroom with vaulted ceiling giving a wonderful sense of space. Exposed roof truss elements and wall timbers. Dormer windows on the front and rear elevation. Sink unit. Ceiling height - approx 2.9m maximum.



Outside

The Old Parsonage occupies a generous, triangular shaped plot, and with vehicular access from Hall Road that leads to the timber framed **garage**, approximately (6.11m x 3.68m), and with personnel door to the rear and lean-to shed to the side. Beside the driveway is a double gate, and this opens onto a pathway that leads to the covered porch and front door, together with a door serving the kitchen/breakfast room. The front garden has been unattended for some time and is laid to grass, but interspersed with a number of mature and established trees, including fruit bearing trees, enclosed within brick and flint walling. The pathway continues along the south-western gable to the property where there is a second pedestrian gateway that links with a public footpath. There is a modest area of garden immediately to the rear of The Old Parsonage, separated from the churchyard via a newly planted hedgeline. The remaining gardens and grounds are located to the east, and again are mainly laid to grass, and partly enclosed within established hedging. To the very rear of the garden is a small brick and pantile outbuilding. In all, the gardens and grounds extend to approximately 0.39 acres (0.16 ha).

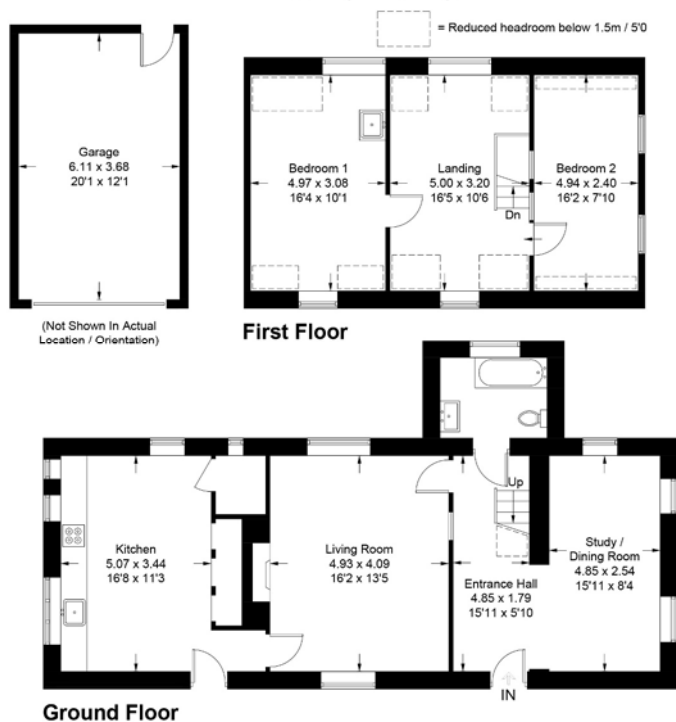


The Old Parsonage, Parham

Approximate Gross Internal Area = 118.0 sq m / 1270 sq ft

Garage = 22.6 sq m / 243 sq ft

Total = 140.6 sq m / 1513 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private drainage system. Night storage heaters to part providing heating and immersion providing hot water.

EPC The property does not have an EPC as it is listed.

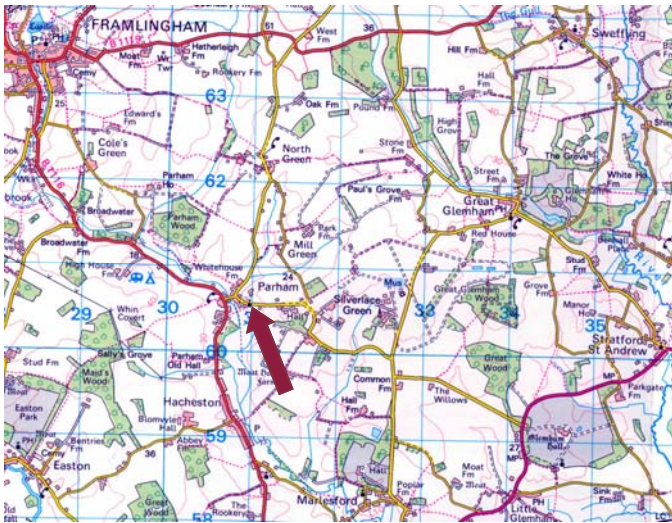
Council Tax Band E; £2,430.10 payable per annum 2023/2024

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.

February 2024



Directions

From the agent's offices in Framlingham, proceed in a southerly direction along the B1116. Upon entering the village of Parham turn left just after the bus stop. Proceed over the bridge and follow the road as it bends to right. The property will be found a short way along on the right hand side.

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