



PRIMROSE FARM
PRIMROSE LANE, FROSTENDEN



Beautifully renovated family home tucked away in a peaceful countryside location with detached annex and wonderful views.

Primrose Farm is set back from the road with open lawned gardens and a sweeping gravel drive which leads towards the house.

Entering the property through the front porch which opens to two reception rooms linked by a large inglenook fireplace. Both rooms enjoy views over the surrounding garden and of the countryside beyond. A hallway links the reception rooms with the kitchen and further doors lead to a ground floor WC, utility cupboard and rear hall with plentiful storage and access to the rear garden. The kitchen is a particularly appealing feature of the property, stylishly designed with central island and bi-folding doors to the rear garden.

On the first floor a large landing area provides a great space for a music or study area and has a further set of stairs rising to the second floor. There are three bedrooms on this floor, all of which hold great character and enjoy splendid views of the gardens and countryside beyond. These bedrooms are served by a useful shower room.

The second floor provides a further bedroom which is generous in size and holds enormous potential. The accommodation on this floor is completed by a bathroom which is beautifully presented.

Outside, a former garage has been converted into a stylish annex which the current owners have successfully let for holiday use. The annex provides an open plan kitchen/dining/sitting room with one double bedroom and a shower room. The building is tucked away in the corner of the plot ensuring privacy for both guests and owners of the main house. There is a further outbuilding located at the front of the property which currently serves as a workshop, garage and woodstore.

Frostenden is a village just a few minutes drive from the seaside town of Southwold and approximately 2 miles from the village of Wangford where you can find a village shop, public house, farm shop and more. Further amenities are available in nearby towns of Beccles and Halesworth, both of which are less than 10 miles away.







TENURE - FREEHOLD SERVICES

Main water and electricity are connected. Drainage to a private system. The heating is provided by way of a biomass boiler (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

EPC - E VIEWING

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council. Band F



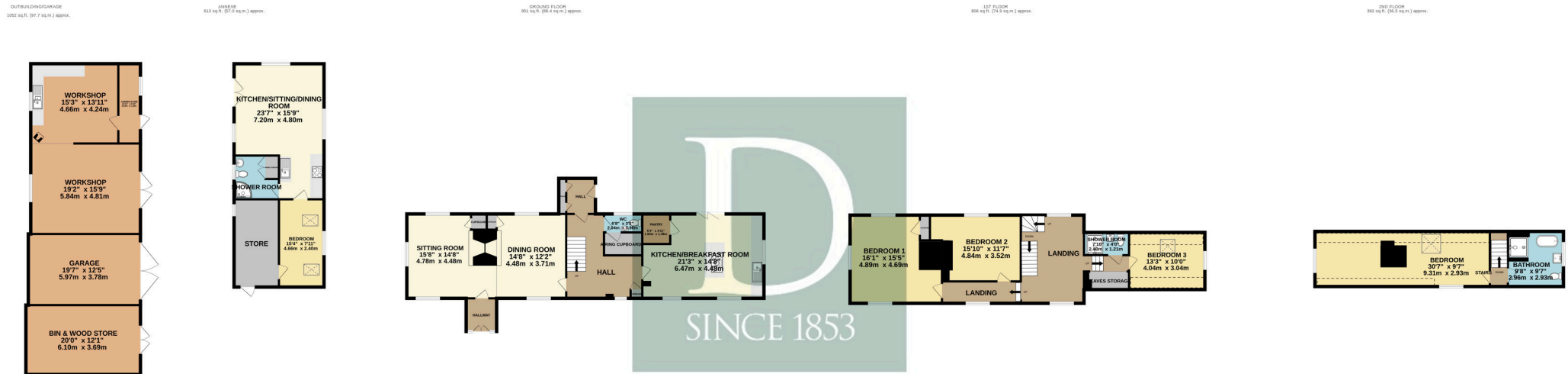


RURAL
LOCATION





FLOOR PLAN



TOTAL FLOOR AREA : 3815 sq.ft. (354.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CONTACT US

Durrants, 98 High Street, Southwold,
Suffolk, IP18 6DP

Tel : **01502 723292**

Email : **southwold@durrants.com**