



LODGE FARM
CAKE STREET, LAXFIELD, IP13 8EP



A superb period farmhouse with outstanding secondary accommodation, equestrian facilities including stables and menage, barn and 6.38 acres.

The property is a charming and spacious Grade II Listed detached thatched farmhouse in an idyllic rural position on the edge of Laxfield with superb secondary accommodation and impressive equestrian facilities.

There is a principal drive into the whole property but the house has an independent gravel driveway leading to the front of the house. The front door opens to an entrance hall with stairs to the first floor. To one side is a spacious double aspect drawing room with exposed timber, open fireplace with multi fuel stove and French doors to the garden. Off this room is a further reception room which the vendors use as a leisure room. From the other side of the hall is characterful dining room with open fire. There is an attractive kitchen/breakfast room, comprehensively fitted with a range of shaker style units, Aga and other integrated appliances. At the rear of the house is utility room with w.c. and a study. Adjacent to the kitchen is a charming double aspect sitting room and beyond an excellent boot room opening to the rear. On the first floor are 5 bedrooms a bathroom with roll top

bath and a separate shower room. The configuration can be easily adapted to suit a variety of needs.

To the opposite side of the principal drive is a substantial and well-presented detached 3 bedroom former granary. The accommodation is both light and spacious dominated by the superb triple aspect drawing/dining room. There is a dining room/bedroom 3 on the ground floor with a separate shower room and two further bedroom suites on the first floor. The granary has a lawned garden to the rear and a beautiful walled garden to the front.

The outbuildings consist of an open 5 bay car port/barn, substantial barn of over 4000 sq.ft with 3 stables and a tack room and a detached cart lodge that offers further potential subject to planning permission.

The house sits well in its plot and has garden to three sides. Beyond is a large pond and area of woodland. The vendors have installed a menage and the remainder of land is divided into paddocks including a paddock across the road. There is independent road access to both parcels of land.



LOCATION

The much admired village of Laxfield is situated just 7 miles north of the historic market town of Framlingham and is one of the most popular villages in the area with its two public houses, a reputable primary school and pre-school, a Co-op village shop, museum and hardware store/garage. There is also a cricket team, bowls and football clubs and a well supported village hall hosting numerous functions and clubs. The historic market town of Framlingham offers an excellent range of shopping and recreational facilities as well as good schools in both the state and private sectors. The Heritage Coast lies about 15 miles to the east, with Ipswich and Norwich both within about 25 miles. Diss mainline station with direct rail services to London's Liverpool Street station is within about 14 miles.

SERVICES

Oil fired central heating. Mains Electricity and Water are connected with drainage via private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band G

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

AGENT'S NOTE

In the photos there is a round pen. This could be available by separate negotiation.



THE GRANARY









BOUNDARY PLAN



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FLOORPLAN - FARM HOUSE

GROUND FLOOR
2023 sq.ft. (187.9 sq.m.) approx.

1ST FLOOR
1296 sq.ft. (120.4 sq.m.) approx.



TOTAL FLOOR AREA : 3319 sq.ft. (308.3 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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FLOORPLAN - THE GRANARY

FLOORPLAN - BARN AND STABLES

FLOORPLAN - FIVE BAY OPEN BARN AND AND CART LODGE

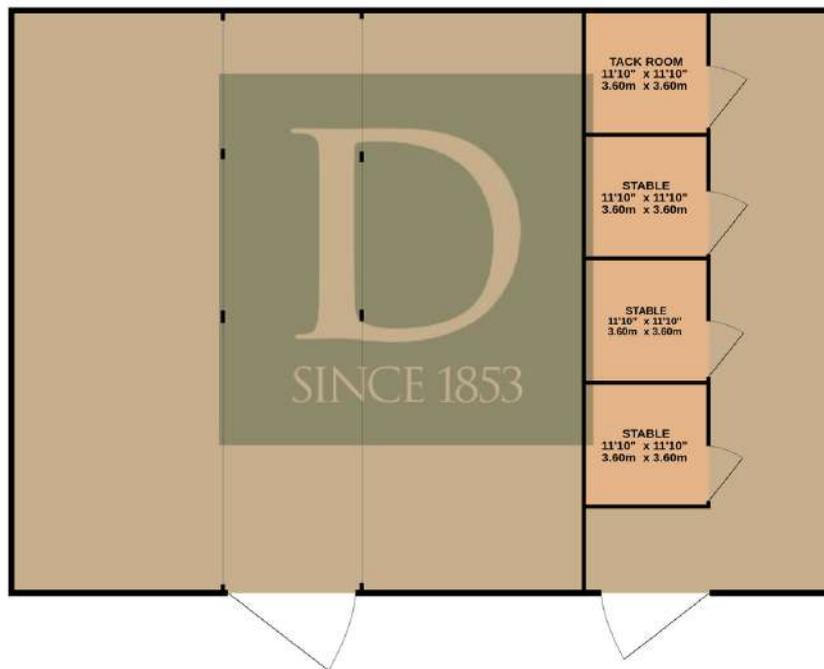
THE GRANARY GROUND FLOOR
863 sq.ft. (83.6 sq.m.) approx.



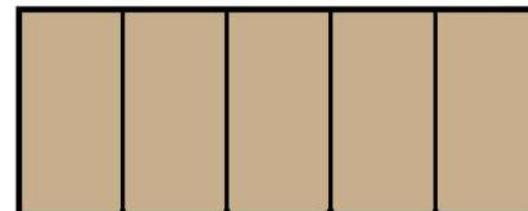
THE GRANARY 1ST FLOOR
601 sq.ft. (56.5 sq.m.) approx.



BARN AND STABLES
4300 sq.ft. (400.3 sq.m.) approx.



5 BAY OPEN BARN
861 sq.ft. (80.4 sq.m.) approx.



CART LODGE
330 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 6989 sq.ft. (649.3 sq.m.) approx.

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SINCE 1853

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