



JENNIE JONES

EST. 1993

ESTATE AGENTS

**BADINGHAM ROAD**

Peasenhall | Suffolk

**£465,000**

# BOUNDARY FARM, BADINGHAM ROAD, PEASENHALL, IP17 2EX

Saxmundham – 7 miles  
Framlingham – 6 miles  
Woodbridge – 14 miles

- Entrance Porch ● Entrance Hall ● Sitting Room ●
- Dining Room ● Kitchen ● Rear Porch ●
- Three Bedrooms ● Family Bathroom ●
- Outbuildings & Workshop ●

## The Property

Boundary Farm is a detached red brick farmhouse occupying a generous plot of approximately 0.71 acres, offering enormous potential for refurbishment and improvement. The accommodation currently comprises an entrance porch and hallway, sitting room, dining room, kitchen/breakfast room and rear porch. To the first floor are three double bedrooms and a family bathroom.

The house retains character features including ledge and brace doors and presents a genuine blank canvas for a purchaser looking to create a bespoke country home. Outside, the gardens are largely laid to lawn and offer excellent scope for landscaping, while a good-sized workshop and a selection of outbuildings provide useful storage and workspace. There is also hardstanding for several vehicles.

## Location

Boundary Farm is set in a rural yet accessible position on the edge of the popular village of Peasenhall, surrounded by open countryside. The village is well known for its excellent delicatessen and café, while a wider range of amenities can be found in nearby Framlingham, Saxmundham and Woodbridge. The Suffolk Heritage Coast, including Aldeburgh and Snape, is also within easy reach.

**A rare opportunity to reimagine a detached farmhouse set in 0.71 acres, surrounded by open Suffolk countryside.**



## Services

Mains water & mains electricity

Private drainage.

Oil-fired central heating.

## Local Authority and Council Tax Band

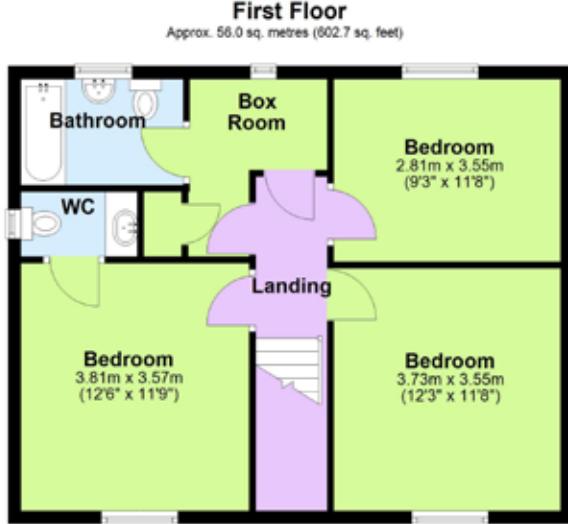
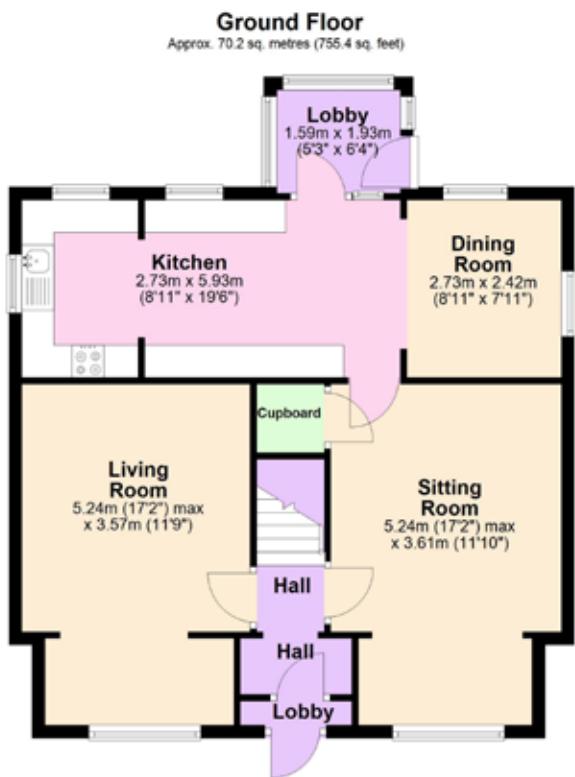
East Suffolk Council

Council Tax Band: E

## EPC Rating E

Viewing Strictly by Appointment via Jennie Jones





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