



Dunclimbing
Mill Road | Badingham | IP13 8LF

Rural Bliss



Set along a quiet lane with far-reaching views to both the front and back, this beautifully renovated detached home offers space, flexibility and a true sense of escape. Considerably extended and comprehensively updated, it offers versatile accommodation, stylish interiors and a wonderful sense of peace and privacy. Just 10 minutes from stunning Framlingham and within easy reach of Saxmundham, it delivers countryside living without compromise.



KEY FEATURES

- Detached four-bedroom family home
- Extensively renovated and extended
- Principal bedroom with ensuite and dressing room
- Peaceful rural setting with countryside views to the front and rear
- Exceptional kitchen-dining-family room
- Beautifully presented throughout
- A short drive from Framlingham and Saxmundham

Step Inside

There's something rather special about a house that's seen a century come and go. Built at the turn of the 1900s and extensively renovated over the last three years, this home manages that Holy Grail of balancing acts: "the character of a cottage, with all the mod cons," as the current owner perfectly puts it.

You step in from the quiet lane (more birdsong than traffic here) and immediately sense the care and effort that has gone into this transformation. To say this home has been given a new lease of life is an understatement. There is barely a corner of this property that has not been updated.

A two storey extension has been added, creating a family bathroom, principal bedroom, ensuite and dressing room and substantially increasing the size of the kitchen. The entire house has also been re-wired and re-plumbed, with a new central heating system, boiler and oil tank installed. So while the house may have Edwardian roots, its bones are reassuringly 21st century.





KEY FEATURES

The hub of the home is the spectacular kitchen-dining-family room, which has been fitted with stunning Shaker style cabinets in a calming sage green and stylishly complemented by classic brass cup handles. The cabinets are topped with striking quartz worktops, creating a sophisticated and practical style. Generous in scale, this is a true destination room - designed for everyday living as much as for hosting - where cooking, dining and relaxing come together, making it the obvious place for family life to unfold and guests to gather.

Space To Entertain

There are a range of integrated appliances, including two single ovens, hob and dishwasher. There is even a hot water tap for those who believe that life is too short to wait for the kettle to boil. A carpenter has created a bespoke island unit, painted in Frenchchic Fifi's Fancy red which gives the room a lively burst of colour.

Under foot the new extension benefits from underfloor heating, keeping the space warm and cosy. Bi-fold doors open to the garden, flooding the room with plenty of light and creating that effortless inside-outside feel.

Adjoining the kitchen is a generous utility and pantry room, with ample storage and space to house both a washing machine and a dryer, as well as the water softener neatly tucked away. It's a practical, hardworking room that keeps laundry, storage and day-to-day essentials out of sight, helping the main kitchen space remain uncluttered and easy to live in. It's one of those rooms that quickly proves its worth.









KEY FEATURES

Elsewhere on the ground floor, a versatile reception room is currently used as a fourth bedroom. Positioned opposite the downstairs shower room, it works particularly well for guests. Equally, the space could be adapted as a dining room, snug, or study. This flexibility is one of the home's strengths, allowing rooms to evolve and be shaped around changing needs and lifestyles.

Exploring Upstairs

The principal bedroom is particularly special, enjoying sweeping views across open fields and providing the kind of outlook that make early mornings feel gentler and lazy Sunday lie-ins entirely justified. With no neighbouring rooftops peering back, there's a sense of privacy and space; just big Suffolk skies and the ever-changing countryside as your backdrop.

Next to the principal bedroom is a dressing room, fitted with hanging rails along one wall and space for a chest of drawers along the other. The owner shares, "This is a really useful space which we utilise as a walk-in wardrobe but it would also work really well as a starter nursery for a baby," once again demonstrating the flexibility of this lovely home. The principal bedroom also has its own elegant ensuite shower room, freeing up the main bathroom for other family members. The additional bedrooms are well-proportioned and bright, providing comfortable options for children and guests. The bathroom is stylishly designed with a freestanding bath, a striking floor and classic wood panelling. For busy mornings, a separate shower offers a practical alternative to a long soak, ideal when time is short and the day needs to get moving quickly.









KEY FEATURES

Step Outside

With open fields stretching both in front of and behind the property, the setting feels refreshingly expansive and quietly removed from the rush of everyday life. Tucked along a peaceful lane, this is a place defined by stillness - mornings arrive with birdsong and you can hear the breeze moving gently through the surrounding crops.

The garden is currently being completed and will be laid mainly to lawn, offering a blank canvas for the next owner. This garden presents an opportunity to design to suit personal tastes and practical needs - whether that means manicured lawns, structured planting, outdoor entertaining areas or a more natural approach that reflects the surrounding countryside.

Two established flower beds are already in place, bringing early colour and offering a welcome starting point for anyone with an interest in gardening. At the far end of the garden, the current owners have created a seating area, well positioned for lingering on warmer evenings as the sun sets across the fields.

Three sheds sit within the garden: one already well suited as a workshop, the other offering clear potential to become a home gym, studio or garden office. Power and lighting are due to be installed in both ahead of the sale. To the front, ample off-street parking for several vehicles ensures everyday practicality sits comfortably alongside the enviable rural setting.







KEY FEATURES

About The Area

Badingham is described by the current owner as “the friendliest village I’ve ever lived in.” It’s a heartfelt endorsement and one that speaks volumes. There’s a mix of long-term residents and newcomers, creating a vibrant balanced community. The village pub (the White Horse) has recently re-opened, providing a friendly local spot for supper or a locally sourced Sunday lunch. The village hall hosts a variety of events throughout the year, including coffee mornings, quiz nights and table tennis.

For lovers of the outdoors, the options are plentiful. Pete’s Pond, a favourite spot for open-water swimming, is just a ten-minute walk, while a network of circular walking routes invites exploration almost entirely off-road. Ranging in length but always consistently scenic, these trails are the perfect way to enjoy the fresh Suffolk air.

How Far Is It To....

Framlingham (4 miles), is a vibrant market town best known for its impressive 12th century castle. The town boasts a selection of independent shops, cafés and restaurants, along with well-regarded schools - making it a popular choice for families. The village of Saxmundham (8 miles), provides a range of everyday amenities, including supermarkets, local businesses and a railway station with links to Ipswich and Lowestoft.

The town of Woodbridge (15 miles), is widely admired for its attractive waterfront, boutique shopping and excellent dining options. The unspoilt Suffolk coast, with destinations such as Aldeburgh, Thorpeness and Orford is also within easy reach.







INFORMATION



What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...

What 3 Words Location ///large.giants.coverage

Services, District Council and Tenure

Oil central heating, underfloor heating.

Mains electricity & water

Broadband - fibre to the property - ultrafast available

Mobile phone reception: varies depending on network.

Please see www.ofcom.org.uk to check

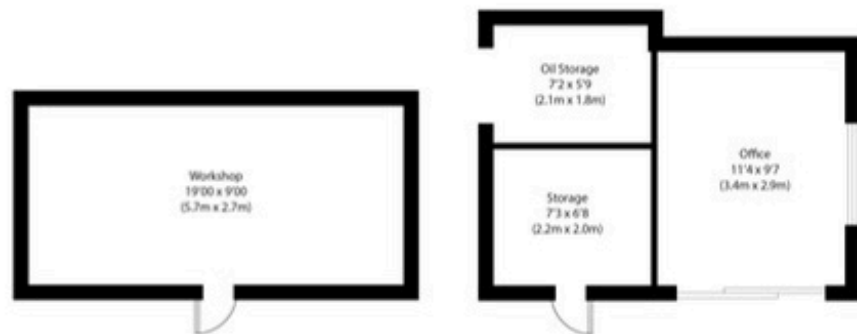
East Suffolk District Council – Band C

Tenure: Freehold

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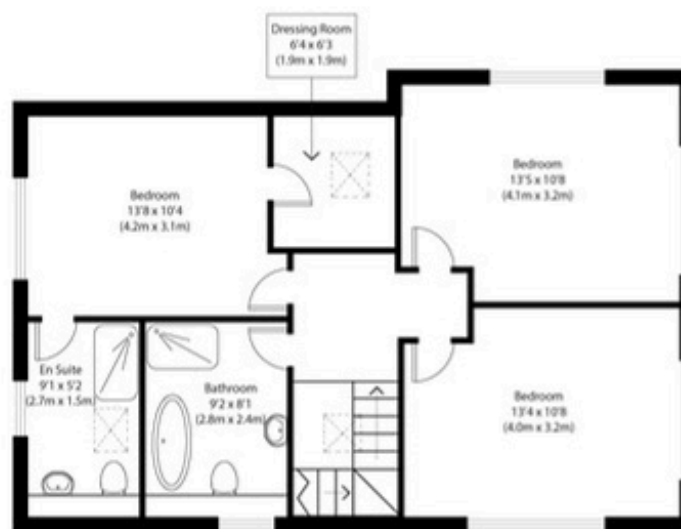
Approximate Gross Internal Area
Main House 1580 sq ft (147 sq m)
Outbuildings 400 sq ft (37 sq m)
Total 1980 sq ft (184 sq m)

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Ground Floor



First Floor

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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For more information or to book a viewing please contact:

Michael Warren | Licensed Property Partner

E: Michael.Warren@fineandcountry.com

T: +44 (0)1394 446 007 | M: +44 (0)7396 784 718

Fine & Country Regional Office

3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG

