

A most attractive Grade II Listed detached village house situated in the heart of Earl Soham and within walking distance of the pub and shop.

Guide Price
£345,000 Freehold
Ref: P5818/C

Scotchmers
The Street
Earl Soham
Woodbridge
Suffolk IP13 7RT



Entrance hall, sitting room, dining room, kitchen, bespoke conservatory, utility/cloakroom.

Three first floor bedrooms and bathroom.

Off-road parking.

Courtyard garden.

Contact Us



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Location

Scotchmers sits close to the centre of the thriving and sought-after village of Earl Soham. The village was originally an Earldom associated with the Duke of Norfolk and is located 3 miles from the market town of Framlingham and approximately a 35 minute drive from the coastal resorts of Aldeburgh and Thorpeness. The village church was built in the 13th century.

The village itself has retained a lot of its charm due to its history and most of the houses and buildings being Listed in the 1960s. It has won Britain's 'Best kept village' and was a finalist in Country Life's 'Best British Village'. In addition to the church there is an active village hall, tennis club, bowls club, country pub, The Victoria and also Mr Hutton's butchers store (noted in Country Life as a treasure!) There is also a doctor's surgery, veterinary practice and a primary school.

The county town of Ipswich lies some 14 miles to the south and provides regular main line rail services to London's Liverpool Street station, taking just over one hour. The A14 is accessible some 12 miles to the west and provides a dual carriageway link to Cambridge and the Midlands, as well as to London via the A12.

Description

It is believed that Scotchmers was built in 1710 by George Scotchmer, a farmer who is buried at St Mary's church. It is a most attractive house with handsome façade. It offers elegant and well laid out accommodation which features two main reception rooms being the sitting room and dining room, both which have high ceilings. In addition is a hand built kitchen, utility room with WC facilities and a bespoke conservatory with underfloor heating. On the first floor are three bedrooms along with a four piece bathroom which was re-fitted recently. Outside there is parking for one or two vehicles as well as patio areas and a small courtyard garden.

The Accommodation

The House

Ground Floor

A panelled, partially glazed front door opens to the

Entrance Hall

Tall fitted cupboards. Wall light point. Stairs to the first floor landing and doors off to the dining room and

Sitting Room 18'7 x 13'10 (5.66m x 4.22m)

A well proportioned room with high ceilings and recessed LED spotlights. Brick fireplace with exposed chimney breast. Radiator. Large recess with understairs cupboard. North facing window to the front. Door to the rear hallway.



Dining Room 13'10 x 12'8 (4.22m x 3.86m)

An elegant and well proportioned reception room with high ceiling and recessed LED spotlights. Fireplace with timber surround which is home to a woodburning stove on a brick and tile hearth. North facing window to the front of the property. Glazed double doors lead to the conservatory and a further door opens to the

Kitchen 12'8 x 10'4 (3.86m x 3.15m)

Fitted with a range of low level wall units with oak work surfaces. Butler sink with mixer taps above. Space and plumbing for a washing machine. Space for fridge freezer, and electric oven with extractor fan above. Recessed LED spotlights. Pamment tiled flooring. West facing window and internal window to the conservatory. A stable-style door leads to the



Conservatory 13' x 6'7 (3.96m x 2.01m)

This more recent addition to the property is of timber framed construction on a brick and block plinth. Wall to wall east and south facing windows. Doors to the exterior. Pamment tile flooring with underfloor heating.



From the kitchen a door opens to the

Rear Hallway

Brick flooring. Radiator. Glazed door to the rear courtyard. Door to the sitting room and further door to the

Utility/Cloakroom

Work surface with recess and plumbing below for a washing machine and tumble drier. Pamment tile floor. Radiator, WC and handwash basin. Fitted cupboards with shelving. Recessed spotlighting. South facing window.

A staircase from the ground floor entrance hall rises to the

First Floor

Landing

With doors leading off to the three bedrooms and bathroom.

Bedroom One 13'10 x 12'7 (4.22m x 3.84m)

A triple aspect room with windows to the north, east and south. A spacious double bedroom with good ceiling heights. Radiator. Wall light point. Built in wardrobe with hanging rail.



Bedroom Two 13'10 x 7'10 (5.22m x 2.39m)

A dual aspect double bedroom with north and south facing windows. Radiator. Wall light point. Built in wardrobe with hanging rail and shelf above.



Bedroom Three 10'10 x 10'2 (3.30m x 3.10m)

A good sized L-shaped single bedroom with north facing window. Hatch to attic with pull down ladder to boarded storage space. Radiator. Built in wardrobe with hanging rail and shelf above.



Bathroom

Recently re-fitted with a stylish suite comprising shower unit, roll top bath, WC and hand wash basin. Fitted shelving. Mirror with back lighting and shaver point. Radiator. Airing cupboard with lagged hot water cylinder and slatted shelving. East facing dormer window. Recessed LED spotlighting.

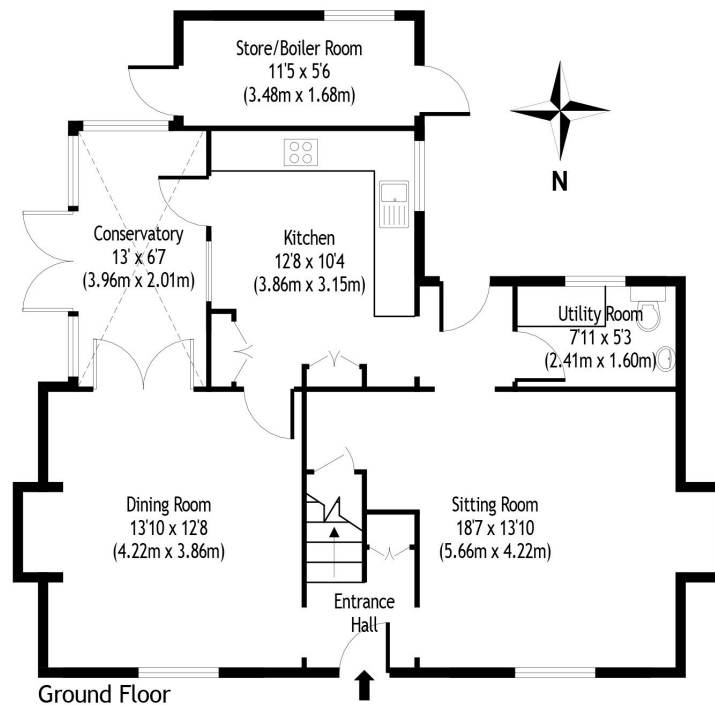
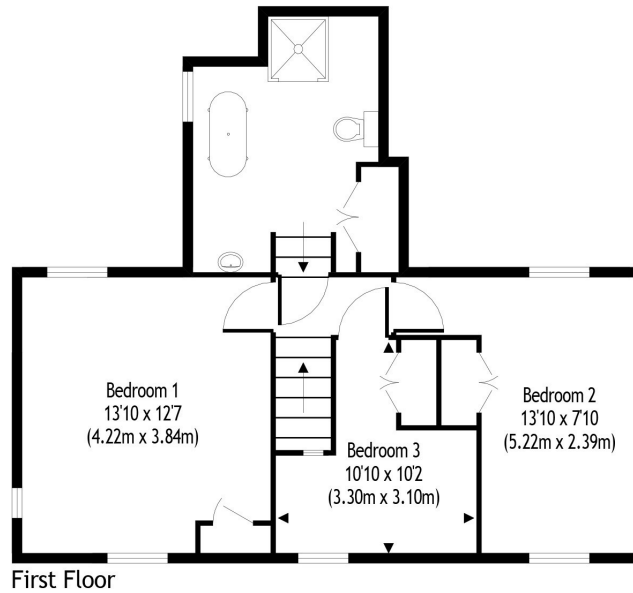


Outside

Wooden gates provide access to a shingle drive/parking area which can accommodate one or two vehicles. Beyond this is a summerhouse/store with power connected. A paved pathway continues around the rear of the property where there is access to a useful store room which houses the oil fired boiler. Beyond this is a 'suntrap' courtyard garden which is predominantly laid to lawn with a sand stone patio area. It measures approximately 19' x 14' and is enclosed by fencing, giving it a feeling of privacy. The front of the house itself is adorned with climbing roses and there are further beds and herbaceous borders.



Scotchmers, Earl Soham
Approx. Gross Internal Floor Area - 1306 Sq ft / 121 Sq M



Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil fired central heating with a new oil tank.

Council Tax Band E; £2,111.00 payable per annum 2019/2020.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

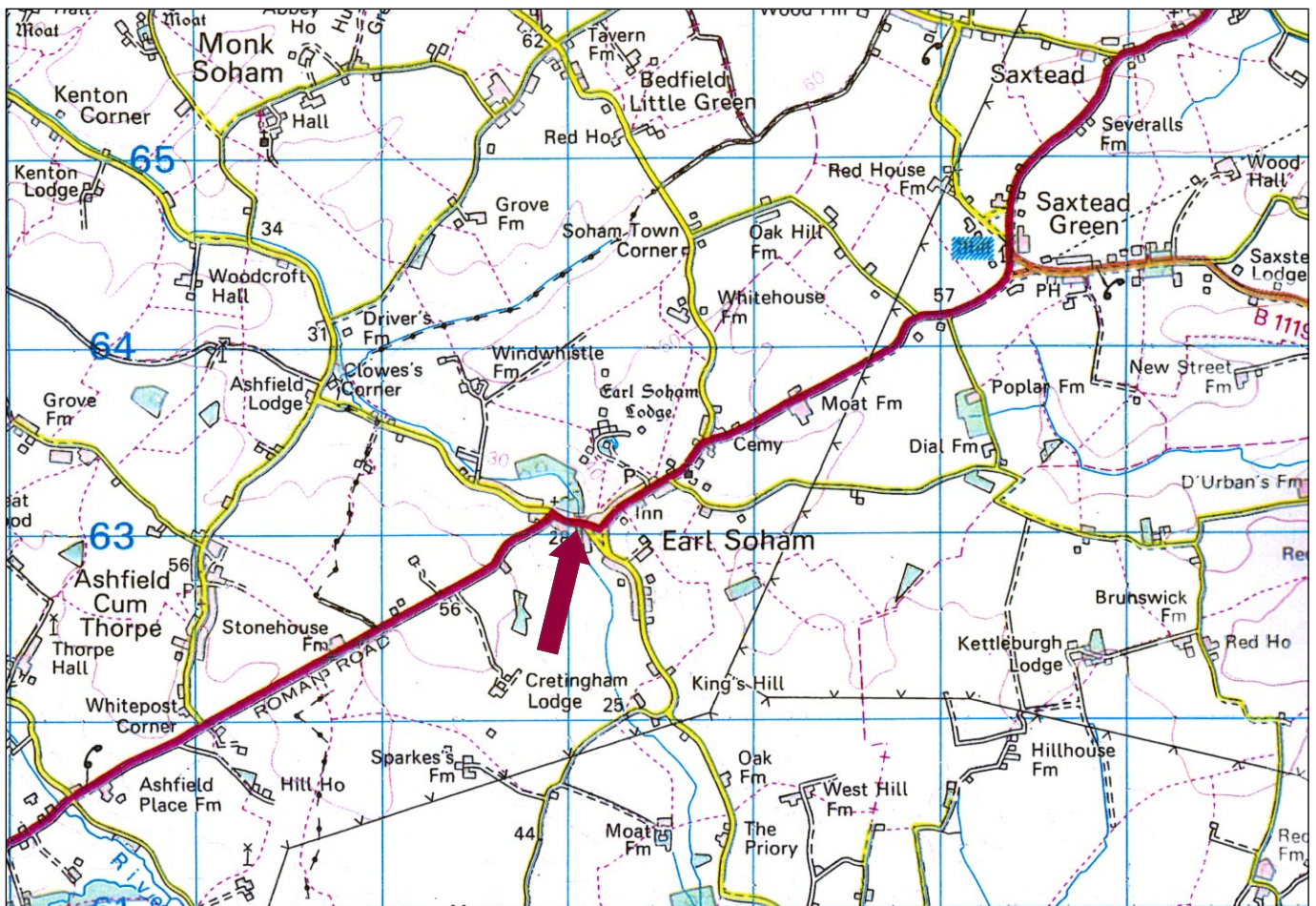
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2. Photographs taken previously.

April 2019

Directions

From Framlingham proceed towards Saxtead and at the T-junction opposite Saxtead Mill turn left onto the A1120. Proceed into the village of Earl Soham passing John Hutton's butchers on the right-hand side. Scotchmers will be found on the left-hand side. It may be advisable to park adjacent to the village green and walk along the footpath to Scotchmers.



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