Chartered Surveyors / Estate Agents

Clarke & Simpson









11 Double Street, Framlingham, Suffolk, IP13 9BN

A prominent four bedroom Grade II Listed town house, located in one of the most desirable streets in the popular and sought-after town of Framlingham.

Guide Price £850,000 Freehold

P7891/B

Summary

Entrance hall, drawing room, approximately 30' sitting/dining room, kitchen, separate utility room and cloakroom.
Principal bedroom with dressing room and en-suite, three further bedrooms, studio and family bathroom.
Walled garden to rear. Detached two storey storeroom with an attached single garage.
No forward chain.

Location

11 Double Street is conveniently located close to the heart of Framlingham. The town is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Away from Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools, including Sir Robert Hitcham's Primary School, Thomas Mills High School and also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away. Framlingham is perhaps best known for its magnificent castle managed by English Heritage.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside, and amenities such as golf in the nearby locations of Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street Station, scheduled to take just over the hour.

Description

Located in one of Framlingham's most desirable streets, 11 Double Street is a prominent Grade II Listed 17th Century four/five bedroom town house with rendered and colourwashed elevations under a pitch tiled roof. The property is centrally located just a short walk from the amenities of the town and with views from the rear garden to St Michael's Church. Notably, the property also benefits from an attached garage, providing off-road parking and benefits from secondary glazed panels throughout.

The two storey accommodation is well-maintained and versatile. The property is accessed from the front into a light entrance hall with natural stone flooring, which continues to the inner hall, a full height ceiling, window to the front and stairs, with generous understairs storage cupboard, rising to the first floor landing.



A partially glazed door from the entrance hall leads to the beautifully light drawing room with Georgian style windows to the front, wooden flooring, exposed timbers, wall mounted lights and central feature cast iron fireplace with decorative tiled slips, tiled hearth, wooden mantel and surround.

A further partially glazed door opens to the large, light filled sitting/dining room. Approximately 30' in length and with central front facing arched window flanked by two large sets of Georgian windows to the side this room has some exposed timbers and beams, a raised brick floor and inglenook with oak bressummer and recessed woodburning stove, flanked by a built-in display cupboard. There are also wall mounted lights and French style doors that open onto the garden.

There is a recess in between the dining room and the kitchen/breakfast room, here with a window to rear and built in cupboard with oak shelves above and door to the kitchen/breakfast room. Another well-proportioned room, the kitchen/breakfast room has windows and French style doors opening out to the garden. There is a central cast iron fireplace with painted wooden mantel and surround to the side of which is an ornate glass fronted dresser with shelves and cupboards under. The kitchen benefits from a range of hand-built and painted units with pan drawers and cupboards incorporating a high-level AEG oven and dishwasher. There are granite worktops incorporating a four ring electric AEG induction hob, a one and a half bowl single drainer ceramic sink unit with ornate mixer tap over and tiled splashbacks. In addition is a two oven gas-fired Raburn with extractor hood over. There is an island unit, also with a granite worktop, and a hand built unit which encompasses a larder cupboard and wine rack with space for an American-style fridge freezer.

From the rear hall a door provides access to the utility room which houses the wall mounted gas-fired Ideal boiler. The utility has a wooden worktop, space and plumbing for appliances, window to the rear, wall mounted radiator and stable door leading via a covered porch to the garden. There is a range of coat hooks, a scullery maid and an internal window to the hall. The cloakroom is accessed from the rear hall and has an obscured glass window to the side, close-coupled WC and wall hung basin with tiled splashbacks, over basin light and column radiator.

Stairs from the Entrance Hall rise to the first floor landing where there is a useful built-in storage cupboard and access to loft. The principal bedroom is a good size dual aspect double bedroom with windows to the front and rear, a useful recessed storage area, wall mounted lights, a column radiator and a door to the dressing room.

The Dressing Room is fitted with a range of mirror fronted wardrobes providing hanging rails, shelving and automatic lighting, but also has a window to front, a column radiator, access to loft and a door to the en-suite bathroom. The en-suite bathroom has a window to rear and comprises a spa bath set into a mosaic surround with panelled walls, and with mixer tap and shower attachment, a built-in shower cubicle with mains fed shower over, a close-coupled WC and pedestal handwash basin with stone tiled surround, mixer tap over and backlit mirror above incorporating shaver point and toothbrush charger. There is also a column radiator and concealed ambient lighting.

Bedroom two is a good size double bedroom with window to the front, exposed original floorboards, wall mounted lights, built-in shelving and cupboard together with a cast iron ornate feature fireplace with wooden mantel and surround over. Bedroom three is a further double bedroom with window to the rear, built-in wardrobe with hanging rail and shelf and a cast iron feature fireplace with wooden mantel and surround with shelving to the side. Bedroom four is another double bedroom with window to the front, some exposed timbers and a built-in storage cupboard with coat hooks. The studio/occasional bedroom five is accessed via steps and has a sloping ceiling with restricted head height. There is a small window to the rear, Velux skylight, built-in cupboards and electric panel radiator. There is also an airing cupboard with pre-lagged water cylinder and slatted shelf. The family bathroom has a window to the rear, a freestanding roll top bath with taps over, built-in shower cubicle in tiled surround with double tray and mains fed drencher shower over with handheld attachment, low level WC, ceramic wash stand with taps above and tiled surround and a heated towel radiator.

Outside

Immediately behind the property is a well maintained established walled garden with a mature mix of flower beds and shrubs and two prominent seating areas providing a private and secluded outside space. Whilst the central garden is lawned, there are two areas to the side that have been Astro Turfed for ease. To one side there is a bin storage area and a personnel door that leads through to the garage. The large single garage has an up and over door, power and light connections, some shelving and also houses the meters. To the other side is a charming red brick two storey store with a pitch tiled roof with power and light and offers potential for many different uses.

Directions

Leaving the agents Framlingham office, proceed into Bridge Street and up Market Hill bearing left at the top into Castle Street. Passing the church on the left hand side, Double Street can be found as a turning on the right. Proceed into Double Street and the property can be found a short distance down on the left hand side.

For those using the What3Words app: ///cabinet.presented.dancer










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11 Double Street, Framlingham

Approximate Gross Internal Area = 245.7 sq m / 2645 sq ft
Garage = 18.3 sq m / 197 sq ft
Total = 264.0 sq m / 2842 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

EPC Rating = Not applicable as property is Listed.

Council Tax Band F; £3,509.32 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES

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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.



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