



Honeysuckle Lodge, New Town, Worlingworth

Harrison Edge
Estate Agents

A fabulous opportunity to acquire a 'project' SINGLE STOREY LODGE property tucked away off the beaten track. A much loved home since 2001, it is now being offered for sale with NO ONWARD CHAIN. Depending on choice, up to 3 bedrooms combine with two reception rooms, kitchen and utility. Extensive grounds add further excitement.

- Detached Lodge property
- Single Storey
- 3 Bedrooms
- 2 Reception rooms
- Extensive gardens & a Garage
- A "Project Buy"

Location

Honeysuckle Lodge is tucked away with a handful of neighbouring properties of character at New Town, Worlingworth. New Town is a hidden away little area off Fingle Street, well away from passing traffic. Honeysuckle is even more tucked away being set back behind two neighbouring cottages so enjoying unusual levels of privacy. The lane leading off Fingle Street only leads to neighbouring properties, agricultural fields, a Poultry Unit further on and a tremendous network of Public Footpaths across the fields. Worlingworth is known locally for its thriving village community and has in the past won Suffolks Most Active Village award. With a Primary School, Village Hall/Community Centre and The Swan Pub (currently recovering from a fire) plus Parish Church it has many of the key ingredients of village life. It is also well placed between Framlingham, Debenham and Eye.

Description

Honeysuckle Lodge is a coming together of two single storey 'lodge' buildings which suggest to me being Victorian in origin. Now being offered for sale as an END OF CHAIN property, this project but very liveable home is a rare opportunity last sold in 2001. The internal layout provides well balanced living space as can be seen from the floorplan. A central hallway has a reception room to either side and depending on lifestyle, one can have two or three bedrooms depending on whether a study or such like is required. The kitchen has a utility room leading off and a verandah arrangement has been added to the right hand end which lends itself well to the main reception room from where an outlook into the grounds can be enjoyed. Oil fired

radiator heating is installed throughout and timber windows contain sealed unit glass.

The Approach: A pathway leads from the end of the metalled road and track serving the cottages, past 'The Cottage' to a private picket foot gate. This gate leads into the grounds of Honeysuckle Lodge. A canopy porch, with latticed side shields the front part glazed entrance door which leads into the...

Hallway: Being central to the interior, doors lead off to either side and each of two reception rooms, with the bathroom ahead. Access to loft space.

Lounge: *16'9" x 12'5" (5.1m x 3.78m)* reducing to 11'11 (3.65m). Seemingly light and bright having glazed openings, each with 'leaded' detail, on both the easterly and southerly elevations. A chimneybreast with raised hearth accommodates a solid fuel burning stove. Two double radiators.

Kitchen: *9'9" x 9'1" (2.97m x 2.77m)* Fitted around two walls with wood block effect worktop across hand built cupboards and drawers along with wall cupboards to match. Stainless steel single drainer sink unit has mixer tap. Upright fridge freezer space. Electric cooker point. Quarry tiled floor. Window to the rear. An opening leads through to....

Utility Room: *9'8" x 5'11" (2.95m x 1.8m)* With a continuation of the quarry tiled floor leading to an outer half glazed door to the verandah. Fitted with matching

cupboards and a second stainless steel sink. Twin appliance space including plumbing for washing machine.

Dining Room: *16'9" x 8'10" (5.1m x 2.7m)* Featuring a chimneybreast with former fireplace opening and raised hearth. A second set of 'leaded' french doors with side panels lead out to the front pathway and garden area. Single radiator. An Inner Lobby/recess leads to Bedroom 2 along with a door from the main room area leading to likely Bedroom 1.

Bedroom 1: *10'10" x 9'8" (3.3m x 2.95m)* plus recess. A window provides an outlook to the front providing good natural light. Chimneybreast and former fireplace opening. Single radiator.

Bedroom 2: *9'10" x 9'9" (3m x 2.97m)* A double aspect room with windows to the side and rear elevations. Chimneybreast with former fireplace opening. Single radiator.

Bedroom 3: *11' x 7'2" (3.35m x 2.18m)* A very useful third bedroom option or perhaps study type use. Built-in airing cupboard with hot water tank and Grant oil fired boiler supplying domestic hot water and radiators. Single radiator with thermostatic valve. Window to the rear elevation.

Bathroom: With suite comprising panelled bath with Triton Cava shower above, low level wc and pedestal wash basin. Extractor fan. Single radiator with thermostatic valve. Window to the rear elevation.

Gardens & Grounds: The elongated plot enables the building to sit towards the front end, close to the initial foot gate entrance, facing south. To the front left side a space allows for two sheds and oil storage tank and one can walk around the building across the rear. The bulk of the land extends past the Lodge and widens out. A section to the right hand end was acquired from the then owner of the adjacent The Cottage in 2004 and sits on a separate Land Registry Title. The grounds offer much potential for a keen gardener in order to bring them back in-hand but contain a variety of shrubs, plants and trees. A currently redundant but formerly elaborate and impressive pond system deserves resurrection. In addition to the two aforementioned sheds lies a larger workshop type space and which has been a recreational space in the past and measures 17'3 x 7'7 internally along with power and light connected. A smaller 'Sentry' shed sits close by.

Of further note is a timber frame open fronted building serving as a GARAGE and found further along the lane, past the cottages and registered on a separate Land Registry Title.

Services: The vendor has confirmed that the property benefits from mains water, electricity and Private septic tank drainage. Two solar panels adorn the front roof elevation and which have in the past produced hot water but reported to be not currently in working order.

Mobile & Broadband: OfCom Mobile & Broadband Checker - paste the following link into your browser:
<https://checker.ofcom.org.uk/>

Flood Risk: For Flood Risk information paste the following Link into your Browser:
<https://www.gov.uk/check-long-term-flood-risk>

Wayleaves & Easements: The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Identification Verification: 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. A fee of £30 inclusive of VAT applies to each Vendor/Purchaser via our preferred ID Verification partner, Verify365.

Postal Address: Honeysuckle Lodge, New Town, Worlingworth, Woodbridge, IP13 7HR

Local Authority: Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Council Tax Band: The property has been placed in Tax Band C.

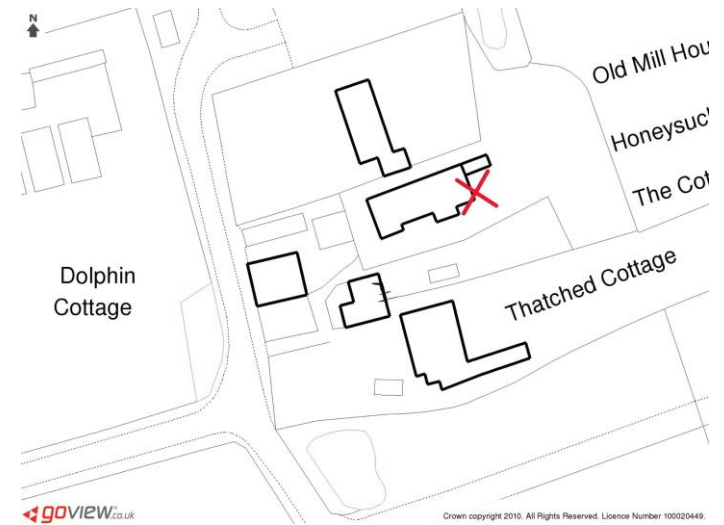
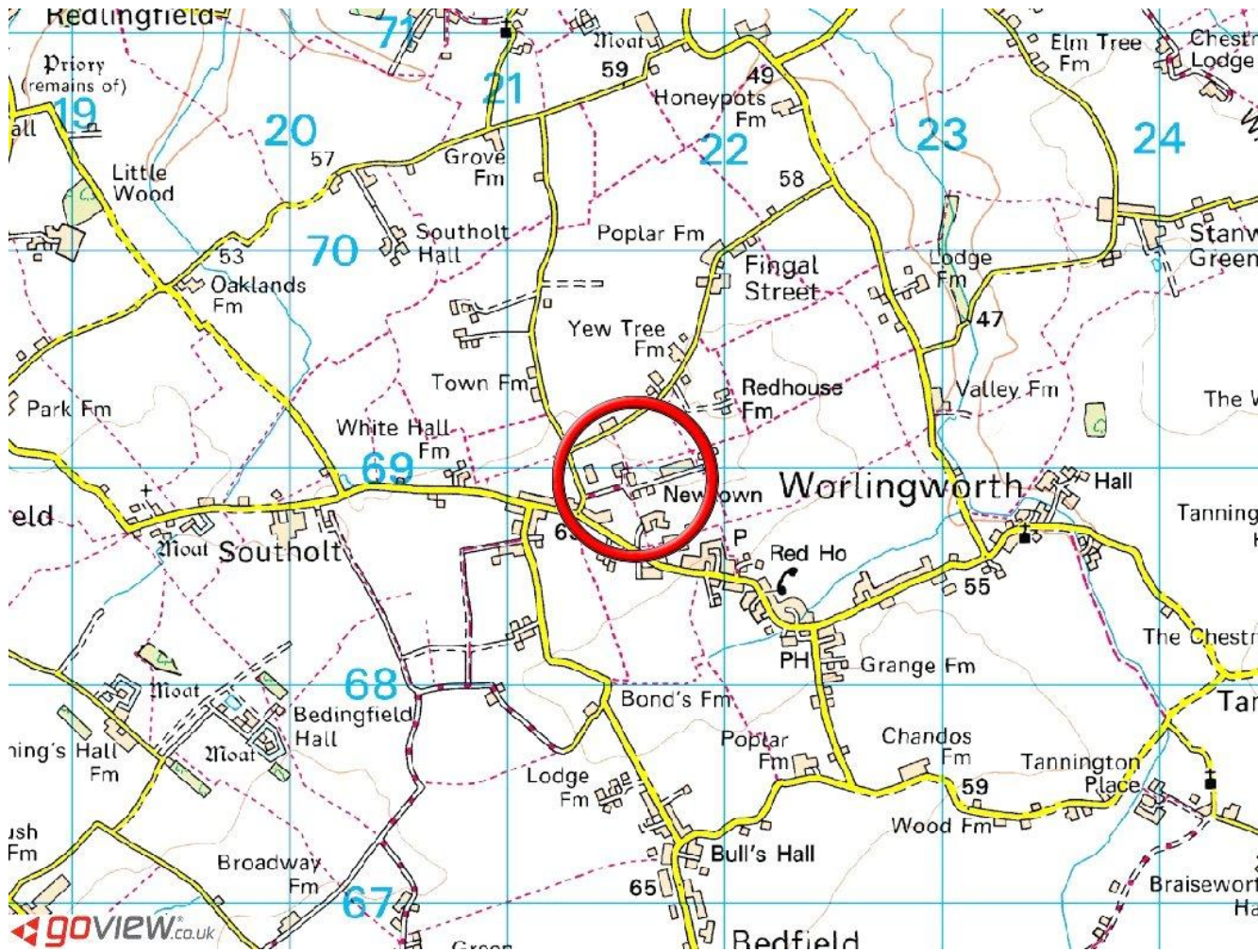
Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings: All items normally designated as fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Viewing: By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

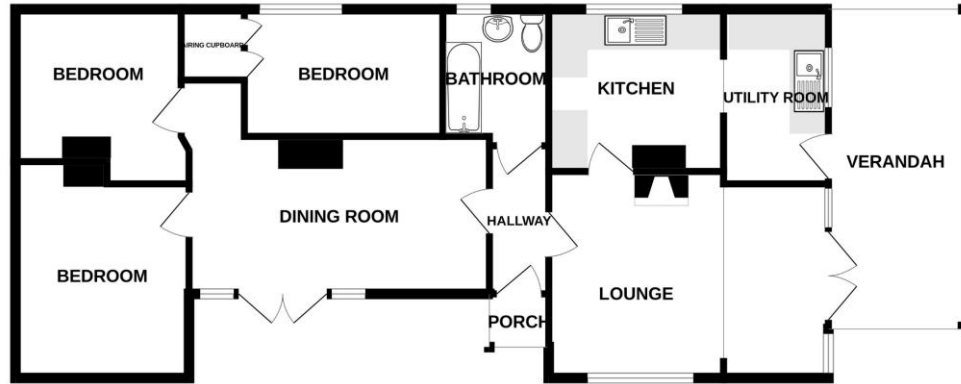
Directions

Worlingworth is easily found from Eye, Framlingham, Stradbroke or Debenham. Turn off Fingle Street directly into the long straight tree lined lane of New Town. A sign can be seen on each corner. Head to the end and please park alongside the hedges in front of the cottages, with consideration to others. Parking arrangements will be discussed in more detail on site as there is an element of informality but an established format.



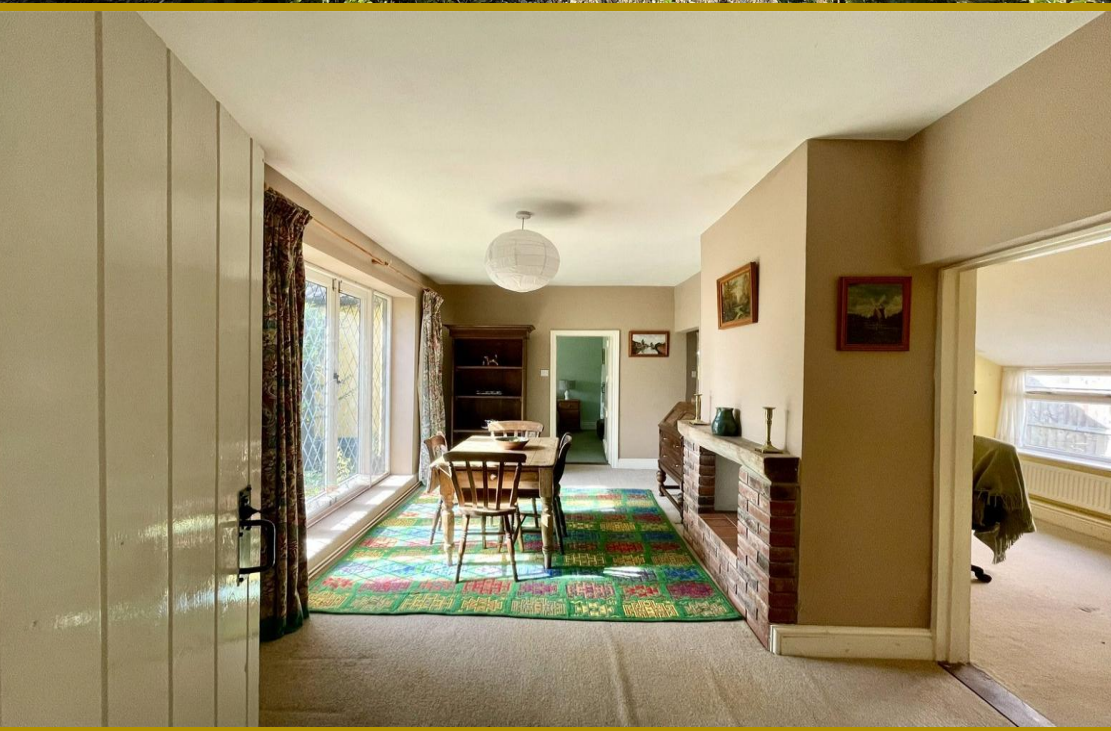
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

GROUND FLOOR
967 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA: 967 sq.ft. (89.8 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.
 Made with Metroplan 62026





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