



Old Misson Hall, Mill Road, Badingham, Woodbridge, IP13 8LF

welcome to

Old Misson Hall, Mill Road, Badingham, Woodbridge

Nestled in the heart of the picturesque Suffolk village of Badingham, The Old Mission Hall is a stunning example of how historical character can be seamlessly blended with contemporary luxury. This unique detached residence has been thoughtfully and beautifully converted over the years.

Entrance Hall

Radiator, carpet flooring.

Lounge

17' 3" x 10' 11" (5.26m x 3.33m)

Two double glazed windows to rear aspect, two radiators, log burner, carpet flooring.

Dining Room

13' 9" x 20' 9" Max (4.19m x 6.32m Max)

Two double glazed windows to front aspect, two radiators, two stair cases, storage cupboard, carpet flooring.

Kitchen / Diner

16' 6" x 13' 11" Max (5.03m x 4.24m Max)

Double glazed windows to side and rear aspect, radiator, space for fridge/freezer, dish washer, tiled flooring.

Utility Room

7' x 5' 2" (2.13m x 1.57m)

Double glazed window to side aspect, barn doors to rear aspect, space for washing machine, tiled flooring.

Conservatory

11' 4" x 9' 8" (3.45m x 2.95m)

Double glazed surround, tiled flooring.

Bedroom Four

10' 4" x 6' 10" max (3.15m x 2.08m max)

Double glazed window to front aspect, radiator, carpet flooring. Potential to be used as a forth bedroom or further reception room.

Shower Room

Double glazed window to rear aspect, double shower, w/c, heated rail, underfloor heating, wash hand basin.

Study

10' 7" x 10' (3.23m x 3.05m)

Double glazed window to front aspect, radiator, stairs, carpet flooring. Potential to be used as a forth bedroom.

Landing

Double glazed window to side aspect, radiator, carpet flooring.

Bedroom 1

15' 8" x 14' 7" (4.78m x 4.45m)

Double glazed window to side aspect, radiator, fitted wardrobes, carpet flooring.

Ensuite

Double glazed window to rear aspect, w/c, enclosed bathtub with shower over head, wash hand basin, radiator, tiled flooring.

Landing

Airing cupboard, exposed beams, carpet flooring.

Bedroom 2

14' 4" x 8' 5" (4.37m x 2.57m)

Double glazed roof window, radiator, carpet flooring.

Bedroom 3

13' 1" x 5' 9" (3.99m x 1.75m)

Limited head height, double glazed roof window, eaves storage, radiator.





Bathroom

W/C, enclosed shower, wash hand basin, radiator, underfloor heating, exposed beam, tiled flooring.

Annexe Lounge

14' 7" x 11' 9" (4.45m x 3.58m)

Double glazed door to garden, storage heater, exposed beams, carpet flooring.

Annexe Kitchen

8' 9" x 7' 10" (2.67m x 2.39m)

Double glazed window to side aspect, base and eye units, oven, space for fridge/freezer, tiled flooring.

Annexe Bedroom

11' 11" x 11' 10" (3.63m x 3.61m)

Two double glazed windows to side aspect, storage heater, carpet flooring.

Annexe Bathroom

Double glazed window to side aspect, enclosed bathtub with shower over head, wash hand basin, w/c and underfloor heating.

Annexe Conservatory

11' 9" x 9' 7" (3.58m x 2.92m)

Double glazed windows surround.

Office / Store

Double glazed windows to side and front aspect.

Front Garden

Gravel driveway, flower beds, mature trees, gate to rear, solar panels.

Parking

Ample gravel driveway for off road parking for 10 plus cars.

Rear Garden

Fencing and hedging for boundary, turfed, flower beds, mature trees, vegetable beds, garden shed, oil tank.

Garage

Two up and over doors, single glazed windows to side aspect, power and light. Two rooms at the back of the garage for versatile use.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Old Misson Hall, Mill Road, Badingham, Woodbridge

- Mature Wraparound Gardens
- Fully Functioning Detached Annex
- Detached Double Garage With Office & Store Room Behind
- Multiple Reception Rooms
- Solar Panels

Tenure: Leasehold EPC Rating: D

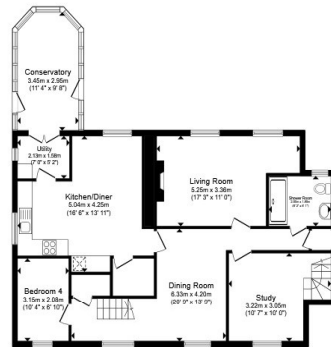
Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

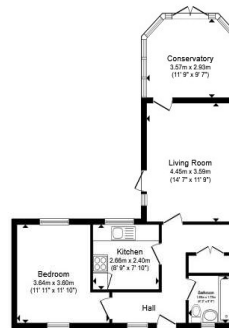
£675,000



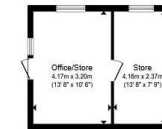
Ground Floor



First Floor



Annex



Outbuilding

Total floor area 251.3 m² (2,705 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:

FLH105622 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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