



Delightful cottage with far reaching undulating views

Skelder, Mill Green, Parham, Suffolk IP13 9NL



5 bedrooms • 3 bath/shower rooms • open plan kitchen/dining room • double reception room • bedroom 5/study • summerhouse, delightful garden • garage • about 0.33 acre

#### Local information

Mill Green is situated within the village of Parham, set in an elevated rural countryside location, some four miles from the market town of Framlingham. Famous for its historic castle. Framlingham offers a wide choice of amenities and facilities. Further shopping facilities and services are also available in the nearby village of Wickham Market. There are excellent schools in both the private and public sectors, good access to the A12 arterial route and nearby railway station at Campsea Ashe which links to the Norwich to London Liverpool Street service via Ipswich.

#### About this property

Skelder is believed to date back to 1806 and was extensively renovated in 2009. The cottage benefits from light-filled rooms with the morning sun on the front of the house, midday over the south facing veranda and afternoon to the rear.

The appealing and flexible accommodation comprises a hallway which leads through to a double sitting room which benefits from a fireplace with multi-fuel stove (back boiler for water heating boost). There is a snug area to the back of the room part divided by open stud work. The bespoke open plan kitchen/dining room provides a Heritage Range stove and floor to ceiling picture windows and doors to the gardens. Also on the ground floor are two further bedrooms with the end bedroom having doors out to the south

facing gardens and electric awning over a terrace and also used as a study. There is a further bedroom, shower room and the utility room.

On the first floor is the principal bedroom with Juliette balcony and en suite shower room. There are a further two bedrooms and a family bathroom.

#### Outside

The rear gardens are mainly laid to lawn with dispersed flower and shrub borders and assorted fruit trees. There is a garden summer house, shed and detached garage with additional private off street parking and gated hard standing.

Further benefits include an efficient H2 advanced boost heating system, that co-ordinates the multi fuel stove back boiler with the main oil fired boiler. In addition the property has been rewired, partially re-roofed, has part under floor heating downstairs and is double glazed.

#### Services

Mains water & electricity. Oil fired central heating. Shared private drainage.

#### Local Authority

East Suffolk District Council - Council Tax Band E

EPC rating = E

#### Viewing

Strictly by appointment with Savills

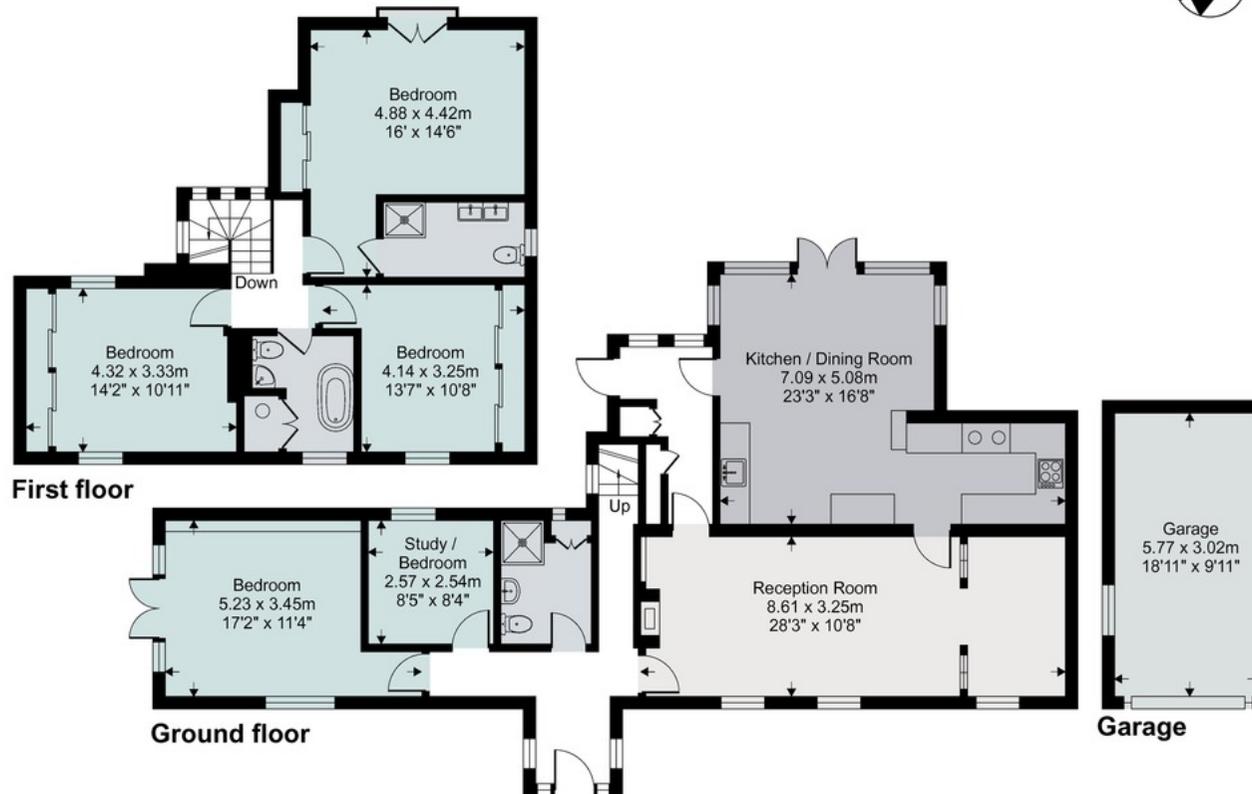




## Skelder, Mill Green, Parham, IP13 9NL

Approximate Area = 1984 sq ft / 184 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2020. Produced for Savills (UK) Limited. REF: 621317

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02027012 Job ID: 144035 User initials: THO

