



## Delightfully positioned barn conversion

**The Lodge, Stud Farm, Easton, Nr Framlingham, Suffolk IP13 0EW**

Freehold





5/4 bedrooms • 2 bathrooms • open plan reception room/dining room • sitting room • kitchen, utility • study/bed 5 • terrace and lawn garden of about 0.20 acre • Extensive parking

#### Local information

The Lodge occupies a wonderful, semi-rural location, on the outskirts of the highly desirable village of Easton. The village, formally the centre of the Duke of Hamilton's estate, has an award winning local pub, a picturesque church and distinctive crinkle crankle wall. There is a local cricket club, a primary school and nursery, as well as the popular farm park. The historic market town of Framlingham, with its impressive Norman castle, is just 2 miles to the north. Together with Wickham Market, which is 3 miles to the south, this provides a wide choice of local facilities, numerous shops, sporting opportunities and excellent schools. The surrounding Deben Valley is a designated special landscape area and contains some of the most unspoilt countryside in East Suffolk. The A12, which bypasses Wickham Market, is easily accessed and links with the county's dual carriageway and motorway network. There are branch line rail services running from nearby Campsea Ashe to London's Liverpool Street Station via Ipswich. The riverside town of Woodbridge is 9 miles away and the county town of Ipswich is 14 miles.

#### About this property

The Lodge forms part of Stud Farm; a range of traditional Victorian barns, that have been converted into separate dwellings over the last 20 years

or so. The Lodge was one of the last barns to be converted, and was completed in 2017. The accommodation is both spacious and extremely light, and predominantly arranged over the ground floor with an impressive open plan entrance and dining hall, that links wonderfully well with the kitchen, sitting room and study. A corridor leading from the entrance and dining hall provides access to a generous double bedroom, bathroom, open plan office area, that could be partitioned to create another bedroom, if required, and utility room. On the first floor there is what is a principal bedroom suite, with a large double bedroom, dressing room or bedroom two and a bathroom.

#### Outside

The Lodge will be found at the very end of a shared private driveway where an opening within a low level brick wall provides access to the generous driveway to the front of The Lodge. A paved pathway leads up to the front door, which opens into the entrance/dining hall, with the pathway continuing to a patio area that can be accessed from the sitting room. A wide paved walkway provides access to the rear. Facing in a westerly direction, this area benefits from the sun during the second half of the day and enjoys the most wonderful views across the surrounding countryside. The patio can also be accessed from the French doors serving the sitting room and the study.



#### Directions

From the centre of the village and with the pub on the right, continue out of the village for about 1 mile and on a left bend turn right onto a gravelled drive which passes through the Stud Farm conversions and proceed to the very end and The Lodge is the very last house on the left.

#### Services

Mains electricity, water and private drainage. Oil fired central heating

#### Tenure

Freehold

#### Local Authority

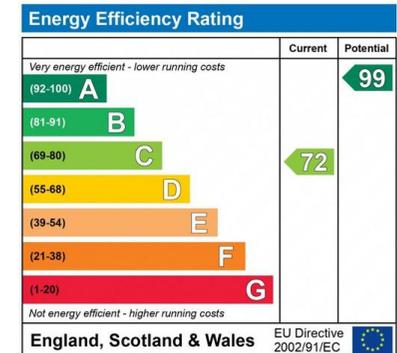
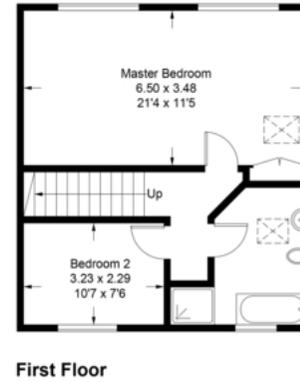
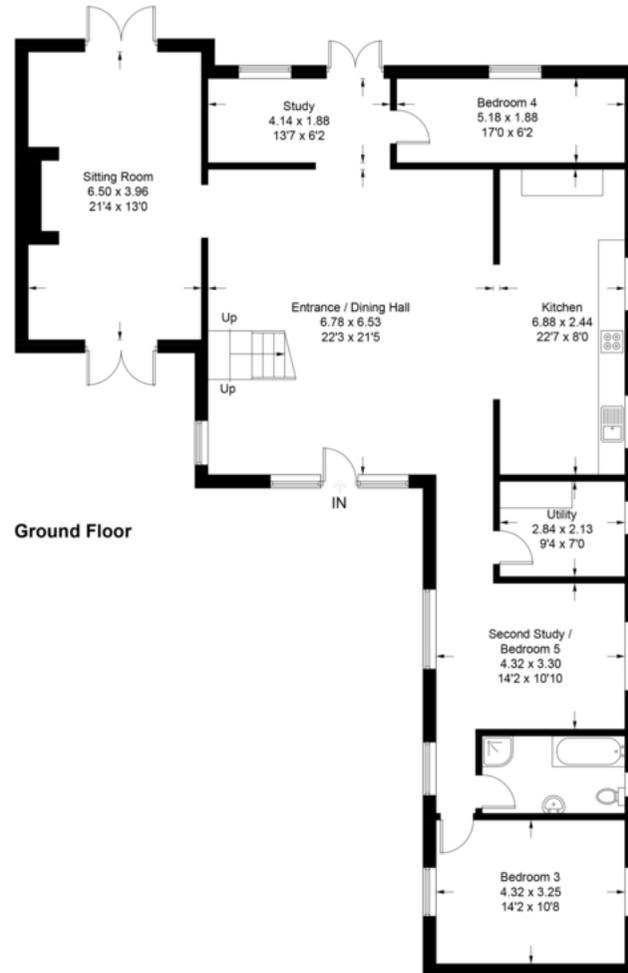
East Suffolk Council - Council Tax Band E

#### Viewing

Strictly by appointment with Savills







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