



Hascot Hill Farm | Battsford | Suffolk | IP14 2HL

Guide Price £900,000

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Hascot Hill Farm, Battisford, Suffolk, IP14 2HL

“Character abounds in this stunning six-bedroom family home situated approximately four miles from Needham Market in a beautiful semi-rural location.”

Description

Hascot Hill Farm is a stunning Grade II Listed six-bedroom farmhouse circa 1650 with Victorian extensions. The property enjoys a beautiful semi-rural location within the parish of Battisford approximately three to four miles west of Needham Market and stands proudly in its impressive grounds of approximately one acre (subject to survey) offering private gardens, pond, stable block and small paddock.

The character accommodation comprises: two front entrances, drawing room, living room, cloakroom, live-in kitchen (with dining area and sitting area), study, utility, bathroom, three first floor bedrooms, family bathroom and three further attic bedrooms.

The property further benefits from oil central heating, two fine fireplaces with inset log burning stoves, luxury fitted kitchen with newly installed Aga, recently fitted oak internal doors and superbly well-presented spacious accommodation which radiates a homely inviting ambience.

Outside a gravelled driveway provides ample parking and leads to a double cart lodge and stands in beautiful well-tended private gardens. Within the grounds is a delightful studio/home office, former stable block with tack room, hay store and two loose boxes and focal pond over which weeping willows trail.

Beyond the formal gardens is a small meadow area with the total grounds extending to approximately just over an acre (subject to survey).

About the Area

Battisford is located approximately four miles from both Stowmarket and Needham Market, both of which offer a wide range of facilities including shops, schooling, health centres, places of worship and public libraries. At Stowmarket there is the Mid Suffolk Leisure Centre and a mainline rail link to London's Liverpool Street Station. The A14 trunk road offers access in the easterly direction to the A12 Ipswich and Felixstowe and in a westerly direction to



Bury St Edmunds, Cambridge and the Midlands beyond.

Directions

Leave the A14 at junction 51 and follow Kettle Lane off the roundabout along the B1078 onto the High Street in Needham Market. Turn sharp left along the B1113 turning almost immediately right onto Barking Road. Continue past the doctor's surgery turning right opposite the 'Barking Forge' onto Hascot Hill where the property will be found on the left-hand side just after 'Highflyers'.

The accommodation comprises:

Main Canopy Entrance

Front door to:

Entrance Hall

Stairs to first floor, understair storage cupboard, radiator and doors to:

Drawing Room Approx 16'8 x 14'11 (5.08m x 4.54m)

A light and airy room, window to front elevation, French doors opening to rear garden, feature red brick fireplace, inset log burner, picture rail, radiator and dado rail.

Cloakroom

White patterned suite comprising pedestal wash hand basin, low level flushing w.c, tiled floor and frosted window to rear elevation.

Sitting Room Approx 17'10 x 13'7 (5.42m x 4.14m)

A really atmospheric room with exposed timbers, red brick inglenook fireplace with wooden bressumer over, inset log burner stove, radiator and window to front elevation.

Second Front Entrance

Canopy porch over, tiled floor, second staircase to first floor, understair storage cupboard and door to:

Kitchen/Dining Approx 23'11 x 14'11 (7.29m x 4.54m)

A welcoming recently re-fitted luxury farmhouse kitchen offering a wonderful homely space for cooking and dining. Fitted with butler sink unit with mixer tap over, granite work surfaces with base cupboards and drawers under, eye-level glazed display cupboards, plate rack, tiled splash backs, integrated dishwasher, slide-out bin cupboard, built-in Range Master cooker with Range Master extractor fan over, feature red brick recess with newly installed Aga, cupboards to either side, tiled splash back and lighting above, large walk-in cleaning cupboard, walk-in shelved



larder cupboard, two windows to front elevation, window to side elevation, two radiators, exposed timbers, tiled flooring, wall-lights and door to:

Study/Boot Room Approx 11'1 x 8.7 (3.39m x 2.63m)

Window to side elevation, stable door opening to rear garden, electric heater and tiled floor.

Utility Room Approx 16'10 x 8'7 (5.14m x 2.63m)

Block wood work surfaces, inset butler sink unit, mixer tap, base cupboards and drawers under, plumbing for automatic washing machine, housing for tumble dryer, oil boiler, window to rear elevation, tiled floor and exposed timbers.

Bathroom

Roll-top claw foot enamel bath with side mounted taps, pedestal wash hand basin, low level flushing w.c, radiator, window to rear elevation, picture rail, radiator, part-wood painted panelled walls, display shelf over and tiled floor.

Galleried Main Landing

Stairs to attic rooms, window overlooking the rear garden and doors to:

Bedroom One Approx 16'8 x 13'7 (5.08m x 4.14m)

Window to front elevation, built-in Victorian fireplace, two built-in wardrobes, picture rail, dado rail and radiator.

Bedroom Two Approx 16'8 x 13'7 (5.08m x 4.14m)

Exposed timbers, window to front elevation, two built-in storage cupboards, radiator and recessed former fireplace. Door to:

Second Landing

This is also access from the second staircase off the second front entrance, whilst a further staircase leads to the attic bedrooms, window to front elevation and doors to:

Family Bathroom

Stylishly re-appointed with white suite comprising roll-top claw foot bath with side mounted mixer tap and hand-held shower attachment, low level flushing w.c, pedestal wash hand basin, shower cubicle, exposed timbers, radiator incorporating heated towel rail, shaver point, part-wood painted panelled walls, chess board black and white tiled floor, window to rear elevation, large built-in airing cupboard housing hot water cylinder with slatted shelving and feature stain glazed internal window.

Bedroom Three Approx 16'8 x 8'4 max (5.08m x 2.55m max)

Window to side elevation with view over the fields, exposed timbers and radiator.

Attic Bedroom Four Approx 17'3 min x 12'9 (5.25m min x 3.88m)

(Note sloping ceiling)

Accessed via its own flight of stairs from the second landing, vaulted beamed ceiling, gable window overlooking fields and small access door through to middle attic room six. (This is, however best accessed from attic room five)

Attic Bedroom Five Approx 18'4 x 10' (5.59m x 3.06m)

(Note sloping ceiling)

Accessed from main landing, two gable windows, built-in storage cupboard and door to:



Attic Bedroom Six Approx 17'7 x 12'9 (5.36m x 3.88m)
 (Note sloping ceiling)
 Window to front elevation and built-in storage cupboard.

Outside

Hascot Hill Farm stands proudly in its grounds of in excess of one acre (subject to survey). The grounds are beautifully tended and stocked with a variety of trees and shrubs. A five-bar gate opens to a gravelled driveway which leads to a double cart lodge and parking for several vehicles. Within the front garden is a delightful **studio/home office** which offers power, light and heating. The front garden is mainly laid to lawn with flower and shrub borders and screened by hedging and ornamental trees. The gardens continue round to the side which is also laid to lawn with flower and shrub borders, various themed garden areas and access to



To the rear are gardens which are laid to lawn with colourful herbaceous flower and shrub borders, inset shrubs and mature trees, patio running across the back of the property, focal pond surround by various trees including weeping willows, screened private sitting areas and pergola rose clad walkway leading through to the small meadow which is enclosed by hedging.

Within the grounds is a summerhouse overlooking the pond and a former stable block, which is now used as a workshop/storage comprising tack room, two loose boxes, hay store, wood store, fruit cage and two poly tunnels.



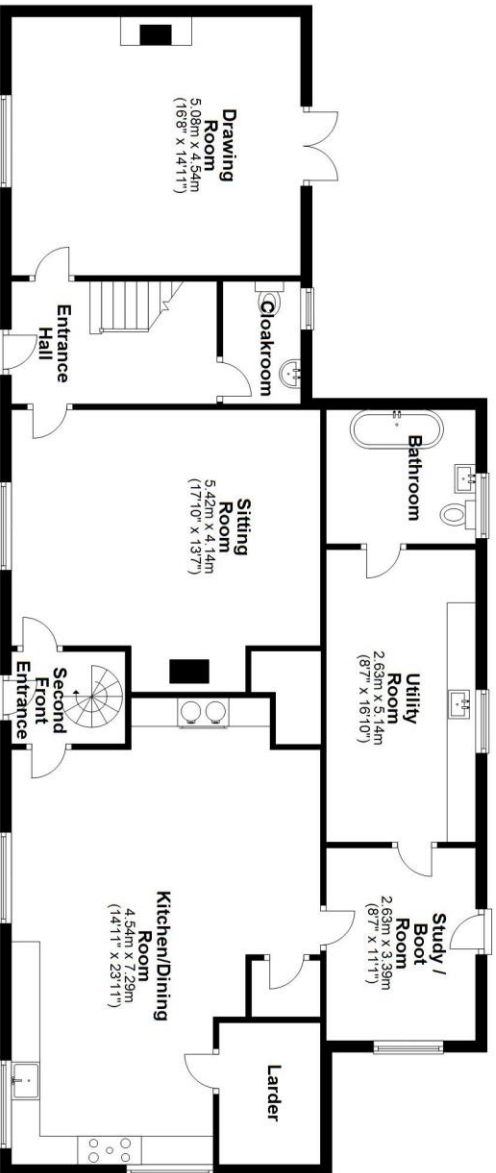






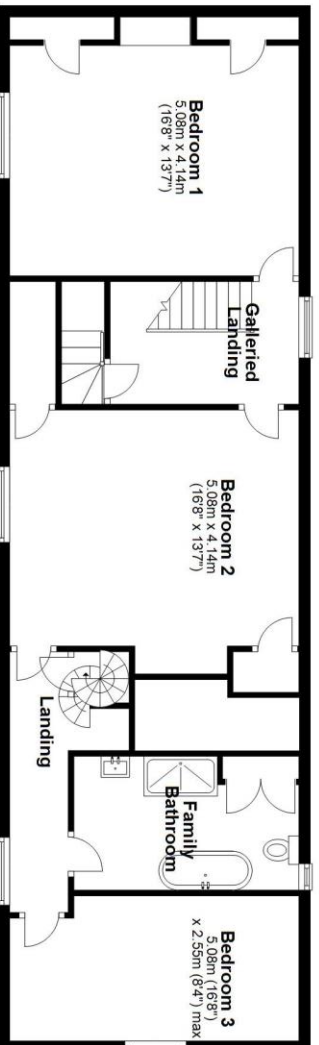
Ground Floor

Approx. 137.1 sq metres (1475.5 sq. feet)



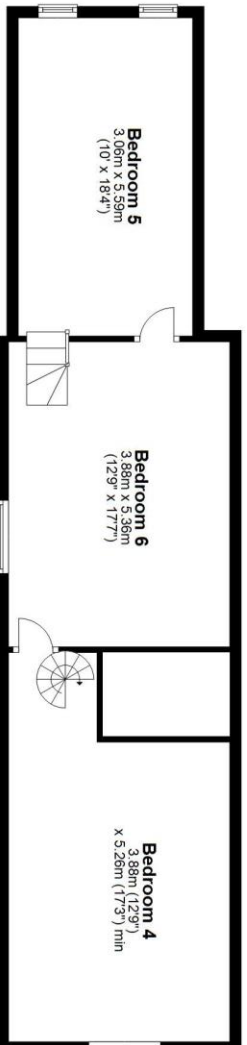
First Floor

Approx. 91.3 sq. metres (982.3 sq. feet)



Second Floor

Approx. 65.1 sq. metres (700.9 sq. feet)



Total area: approx. 293.5 sq. metres (3158.8 sq. feet)

Especially Prepared By davidsoninterior.com - Not To Scale - For Identification Purposes Only
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