



Little Boats Hall  
Badingham Road  
Laxfield  
IP13 8HX

Offers over £250,000





- Detached House in 0.4 acres (stm)
- Rural but not isolated location with field views
- Beamed interior
- No onward chain
- Planning Permission granted for the erection of a replacement dwelling and 3 bay garage with room above ref. DC/24/01549 Mid Suffolk Council

### Location

Laxfield situated in North Suffolk supports a village shop, hardware shop, pre-school, and an 'Outstanding' primary school. Stradbroke and Framlingham provide schooling at High School level and Framlingham has a 6th form. Laxfield is fortunate to have 2 thriving pubs, both serving food, and an 8 acre communal playing field which has a large children's play area and bowls green. The newly refurbished village hall is in the centre of the village and once a month a market is held in and around the church and the Royal Oak pub.





Laxfield is equidistant to Bury St Edmunds and Norwich, both about 30 miles, and 15 miles from Diss for the mainline train services to London Liverpool Street. The seaside towns of Southwold and Aldeburgh can be reached in about 30 minutes

### **Property**

Little Boats Hall sits to the side of the 0.4-acre plot. The interior is heavily beamed, and some period features remain, there are basic facilities, but it is fair to say that the property is now ripe for a scheme of refurbishment or redevelopment. Planning Permission granted for the erection of a replacement dwelling and 3 bay garage with room above ref. DC/24/01549 Mid Suffolk Council

### **Outside**

The property is approached by a concrete drive, the garden is mainly laid to grass with an area of concrete hardstanding.

### **Services**

Mains water and electricity are connected, private drainage.

### **Agents Note**

A further parcel of land may be available from the neighbouring land owner by separate negotiation.

### **How to get there :What3words**

options.penned.caressing

### **Viewing**

Strictly by appointment with TW Gaze.

### **Freehold.**

### **Council Tax Band: C**

### **Ref:2/19310/MS**

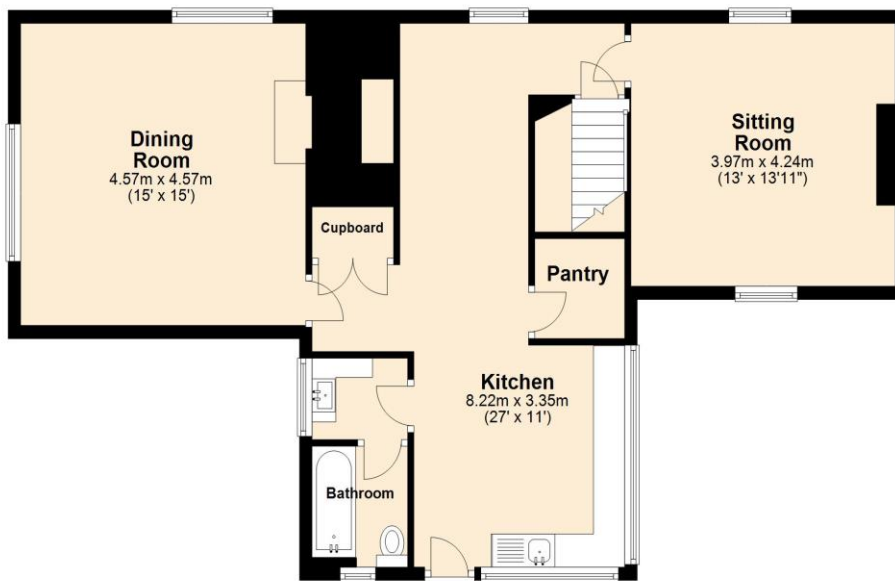
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	13	
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

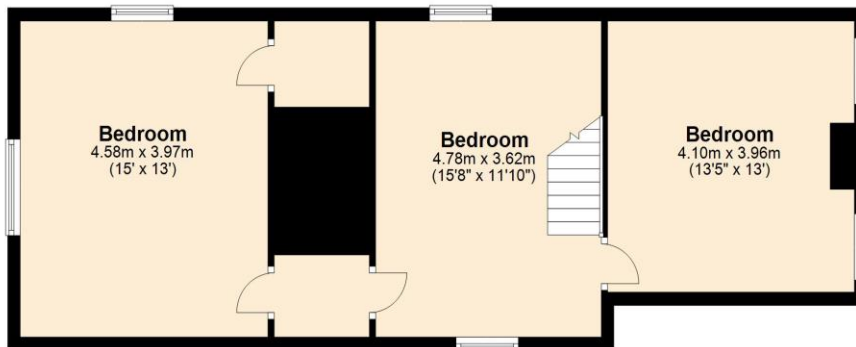
**Ground Floor**

Approx. 79.5 sq. metres (855.6 sq. feet)



**First Floor**

Approx. 61.1 sq. metres (657.6 sq. feet)



Total area: approx. 140.6 sq. metres (1513.2 sq. feet)

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