Old Hall Lane, Fornham St. Martin

Sheridans

Old Hall Lane, Fornham St. Martin IP31 1SS

Offers In The Region Of £580,000

A fine 16th century house providing a surprising level of spacious accommodation occupying a pleasant village setting along a no-through lane

A most attractive Grade II Listed period home, understood to date from the 16th century, constructed of substantial timber frame beneath a peg tiled roofline, displaying distinctive pargetted elevations to the front.

Believed to have originally formed part of a much larger medieval Hall House, the property retains a wealth of original character features synonymous with its era, including exposed timbers and studwork, Suffolk latch doors, and impressive fireplaces, notably within both the principal reception space and the main bedroom.

Extending to a deceptive 1900 sqft, the much improved and particularly well presented accommodation is spacious and well-arranged over three floors, offering excellent versatility for modern family living. A welcoming entrance hall has underfloor heating and leads through to a generous dining room, which in turn connects to a well-appointed fitted kitchen, the kitchen also has underfloor heating. The sitting room/drawing room is a particularly fine space, enjoying a dual aspect and a wonderfully light and airy atmosphere, centred around a character fireplace. A family bathroom with travertine stone tiling completes the ground floor accommodation.

On the first floor, a central landing with many exposed timbers and wonderful mullion window, provides access to a substantial principal bedroom, complete with period features, alongside two further bedrooms and a stylish recently re-fitted shower room. A staircase rises to the second floor, where two additional bedrooms are arranged, one accessed via the other, creating flexible accommodation ideal for guests, hobbies or workspace.

Outside

Externally, the property is equally appealing. Set behind a traditional low brick and flint wall, a gated shingle driveway provides off-road parking and leads to the detached garage/workshop. The rear gardens are a particular highlight, extending to a generous length and enjoying a high degree of privacy. The grounds are predominantly laid to lawn, interspersed with mature trees and established planting, with a terrace area providing an ideal setting for outdoor entertaining. The backdrop of open countryside and paddocks beyond enhances the sense of seclusion and rural charm, whilst affording splendid views across adjoining paddocks. Within the garden is a delightful summer house ideal as a home office or garden room.

Location

1 Old Hall Cottages occupies a lovely, quiet setting located along a no-through lane, situated just off the village centre. Fornham St Martin is a very sought after village with local amenities including a public house, church and village hall. Fornham St Martin is situated only a few miles from Bury St Edmunds and its excellent range of schooling, shopping, cultural and recreational facilities.

Directions

When entering Fornham St Martin from the direction of Bury St Edmunds, proceed into the village and turn left into Old Hall Lane, where the property will be found further down the lane on the right.

Services

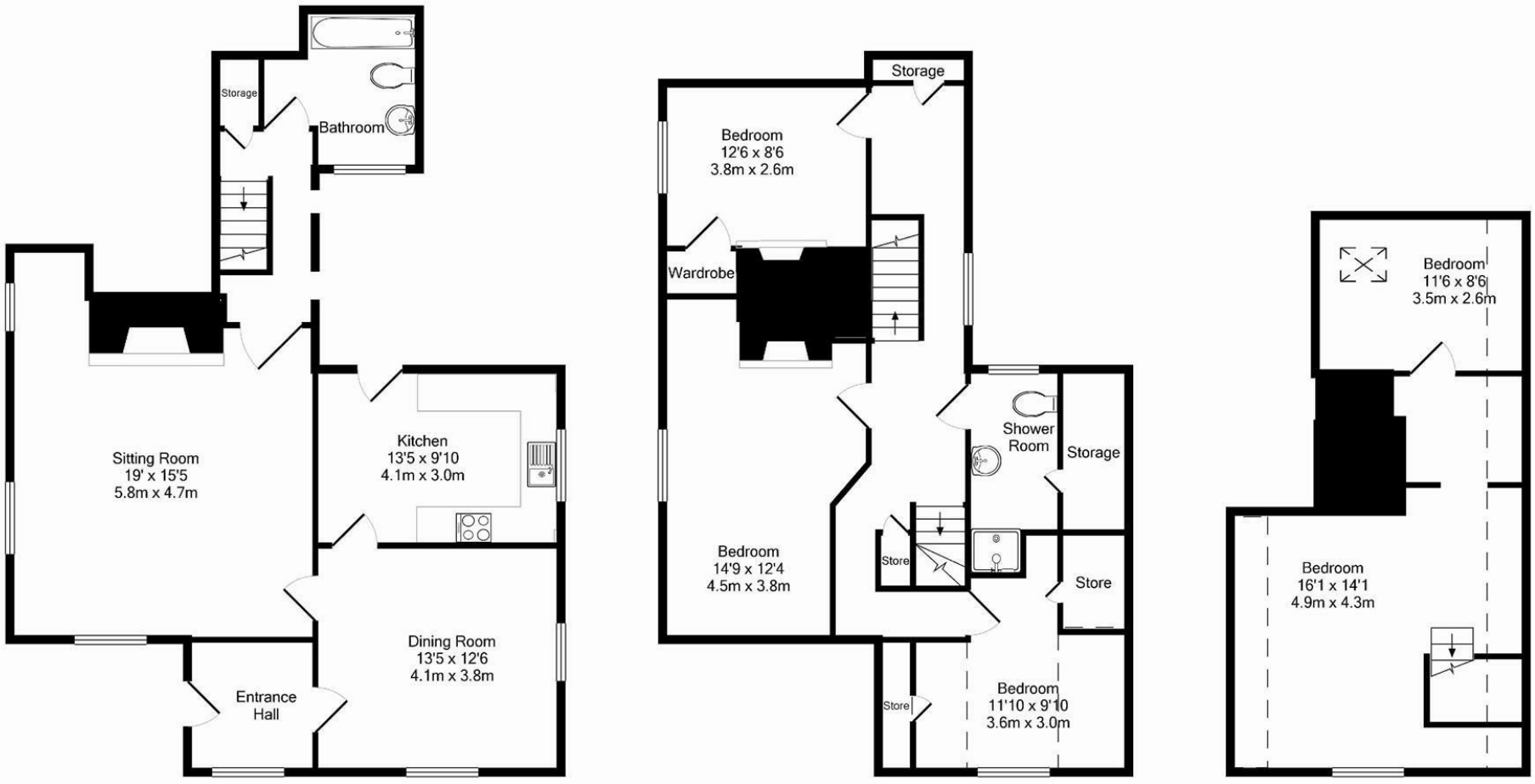
Mains electricity, gas, drainage and water. Heating - Gas fired
Council Tax: West Suffolk Band: E
Broadband speed: Up to 1800 mbps available (Source Ofcom)

- Grade II Listed 16th century timber-framed period home
- Rich in character with exposed timbers and original features
- Believed to have formed part of a substantial medieval Hall House
- Spacious and versatile accommodation arranged over three floors
- Impressive dual-aspect sitting/drawing room with feature fireplace
- Well-proportioned dining room and fitted kitchen arrangement
- Five bedrooms including a generous principal bedroom with period detailing
- Attractive, private rear gardens with mature trees and countryside backdrop
- Gated driveway providing off-road parking to the front
- Quiet no through lane setting in very sought after village situated close to Bury St Edmunds

Mobile phone signal for: EE, Three and O2 (Source Ofcom)
Flood Risk: No Risk

Agents Note

As common with many period properties that were once larger houses, there is an area of flying freehold within the property, and there is also a vehicle access through the driveway to the adjoining house No2.



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

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The Property Ombudsman

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