



Little Boats Hall
| Laxfield | IP13 8HU
Offers Over £250,000

twgaze

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Rural but not isolated beamed property set in 0.4 acres, requiring complete refurbishment or redevelopment. Not listed and no onward chain. Planning permission has been granted for the erection of a replacement dwelling and 3 bay garage with room above. Planning reference DC/24/01549 Mid Suffolk Council.

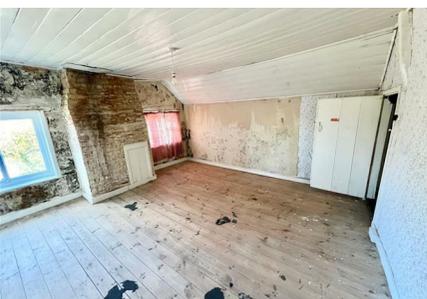
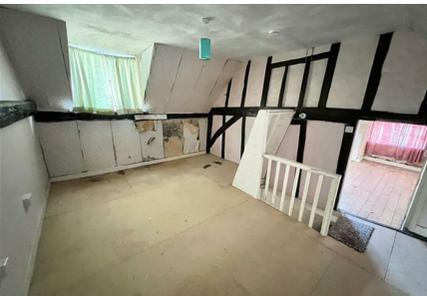
- Detached house in 0.4ac (stm)
- Planning for replacement dwelling and 3 bay garage with room above. Planning reference DC/24/01549 Mid Suffolk Council.
- Beamed interior
- Not listed
- Rural but not isolated location
- Well served village
- No onward chain

Full Description

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 at the property but it is fair to say that the property is now ripe for a scheme of refurbishment or redevelopment. It is not a listed property and there is no onward chain. Planning permission has been granted for the erection of a replacement dwelling and 3 bay garage with room above. Planning reference DC/24/01549 Mid Suffolk Council.

Outside

The property is approached via a concrete drive, the garden is mainly laid to grass with an area of concrete hard standing.

Services

Mains water and electricity are connected. Private drainage.

How to get there : [What3Words](#)

[Options.penned.caressing](#)

Agents Note

A further parcel of land of approximately 1 acre may be available from the neighbouring land owner by separate negotiation.

Viewing

Strictly by appointment with TW Gaze

Freehold

Council Tax Band : C

Ref:2/19310/MS

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 Diss
 Norfolk
 IP22 4WJ
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Energy Efficiency Rating	
Current	Potential
	Very energy efficient - lower running costs
A	(81-91)
B	(69-80)
C	(55-68)
D	(45-54)
E	(35-44)
F	(25-34)
G	(1-24)
	Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales

