

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date: 12th July 2024

For full particulars of any of the properties, please visit our website, telephone our office or send us an email.



Worlingworth, Nr
Framlingham

Ref: 7359/C

An exquisite, substantial former rectory, presented to the highest of standards, situated at the end of the sweeping drive within established grounds of almost five acres.

See page 2

Guide Price: £1,650,000

OPENING HOURS

Monday	9am - 5pm	Thursday	9am - 5pm
Tuesday	9am - 5pm	Friday	9am - 5pm
Wednesday	9am - 5pm	Saturday	9am - 1pm

The particulars and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed.

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New Instruction



Worlingworth, Nr Framlingham

An exquisite, substantial former rectory, presented to the highest of standards, situated at the end of the sweeping drive within established grounds of almost five acres.

Hallway, drawing room, sitting room, study, reception hall, snug, kitchen, orangery/dining room, utility room, cloakroom and cellar. Five first floor bedrooms and three bath/shower rooms. Three second floor bedrooms, dressing room and bathroom. Attractive formal and informal gardens with lawns, ponds and woodland. Substantial cartlodge, buildings and barns. In all, approximately 4.8 acres.

EPC = Not required as Grade II Listed

£1,650,000

Ref: 7359/C

New Instruction



Walberswick, Heritage Coast

A 19th Century Cottage, that was extended in a contemporary fashion during the late 1990s, overlooking The Green in the centre of the highly regarded coastal village of Walberswick.

Original cottages offering entrance hall, sitting room/snugg, landing bedroom and two single bedrooms. 1990s extension offering glazed link/garden room, kitchen and bathroom. Open plan sitting room and studio area. Ground floor bedroom with en-suite wet room. Attic bedroom/study area. Garage and driveway, former Wash House and landscaped gardens.

EPC = E

£920,000

Ref: 7394/J

New Instruction



Helmingham, Nr Ipswich

A substantial and impressive period house requiring renovation in a lovely rural location in the parish of Helmingham.

Entrance hall, drawing room, dining room, sitting room, kitchen, breakfast room, boot room, cellar, pantry and cloakroom. Bedroom one with dressing room and en-suite shower room. Three further first floor bedrooms. Family bathroom. Attic rooms. Pole barn and brick built barn. Garage and substantial parking area. Formal gardens and paddock. In grounds extending to over 3 acres.

EPC = N/A

£875,000

Ref: 7399/C

New Instruction



Earl Soham, Nr Framlingham

A substantial detached five bedroom period house of over 3700 sq ft, situated in an excellent position next to the village pub and within walking distance of the deli/butchers and village school.

Hallway, dining room, drawing room, sitting room, kitchen/breakfast room with pantry, utility room, cloakroom and games room. Bedroom one with large en-suite dressing room/cot room and en-suite bathroom. Four further first floor bedrooms, family bathroom and separate shower room. Attic room and store. Off road parking, sheds and south-west gardens and grounds in all extending to 0.5 acres.

EPC = Not required as Listed

£650,000

Ref: 7395/C

New Instruction



Bawdsey, Heritage Coast

A fabulous opportunity to refurbish and enhance a Martello Tower situated in a stunning position on Suffolk's East Coast.

Planning permission and historic listed building consent to refurbish the already converted early nineteenth century Martello Tower. Permission for an expansive perimeter glazed, zinc roofed room on the former gun deck, a first floor open-plan kitchen living room, lower floor with bedroom, utility room, shower room and cloakroom, galvanized external stair with viewing platform looking south. Grounds extending to 0.4 acres including a WWII engine room.

EPC = Not required as Listed

£450,000

Ref: 7368/C

New Instruction



Charsfield, Nr Framlingham

An extended three bedroom cottage, situated on a small lane within walking distance of the centre of Charsfield.

Hall, sitting room, dining room, kitchen and utility room. Ground floor bedroom and en-suite shower and cloakroom. Two first floor bedrooms and bathroom. Off road parking, home office and gardens. In all extending to 0.25 acres
EPC = F

£425,000

Ref: 7393/C

New Instructions



Halesworth

A charming Grade II Listed three/four bedroom town house, with a delightful contemporary extension and studio outbuilding at the rear, set along Rectory Street in the very heart of Halesworth.

Entrance hall, snug/dining room, sitting room, rear hall and utility/pantry. Extension comprising kitchen/breakfast room and cloakroom. Two double bedrooms and shower room on the first floor. Two attic bedrooms on the second floor. Studio outbuilding and landscaped courtyard garden. Residents parking available on Rectory Street.

EPC = Not required as Listed

£420,000

Ref: 7397/J



Monewden, Nr Woodbridge

A rare opportunity to acquire an agricultural barn of 529sqm (5687sq.ft) situated in a rural, yet not isolated position within the village of Monewden.

An agricultural barn of 529sqm (5687sq.ft) set within a generous plot of 0.97 acres. Max eaves height: 4.25m, max ridge height: 7.14m. Rural, yet not isolated position within the village of Monewden.

£175,000

Ref: B167/JG

New Price



Gosbeck, Nr Ipswich

A most attractive five bedroom period house in a beautiful, stand-alone position along a track, with gardens and grounds extending to nearly ten acres.

Reception hall, drawing room, sitting room, study, dining room, kitchen, shower room, cloakroom, utility room and boot room. Bedroom one with dressing area. Three further double bedrooms. Two bathrooms. Attic bedroom. Formal gardens with ponds and copses. Ample parking. Garaging. Meadow. In all, 9.7 acres.

EPC = F

£1,100,000

Ref: 7281/C

New Prices



Ufford, Nr Woodbridge

A spacious three-bedroom detached bungalow occupying a generous plot, located in the popular village of Ufford, just a short drive from the market town of Woodbridge & the Heritage Coast.

Entrance hall, sitting room, conservatory, dining room, kitchen/breakfast room and utility room. Principal bedroom with en-suite shower room. Two further double bedrooms and family bathroom. Double garage and ample off-road parking. Extensive garden of 0.39 acres.

EPC = D

£625,000

Ref: 7307/B



Ufford, Nr Woodbridge

A well presented three bedroomed cottage, that has been refurbished in recent years, and is well located for both Woodbridge and Wickham Market.

Entrance hall, kitchen/breakfast room, 15' sitting room and ground floor shower room. 16' principal bedroom and two further double bedrooms (one walk-through). Gardens, private enclosed courtyard and generous driveway.

EPC = D

£369,500

Ref: 7349/J

For Sale By Online Auction



Bucklesham, Nr Ipswich

A three bedroom farmhouse now requiring general renovation, or with scope to be re-built, situated within grounds of 1.25 acres in a rural location within the parish of Bucklesham.

Porch, dining room, kitchen, sitting room and downstairs bathroom. Three first floor bedrooms (one walk-through). Utility room. Ample off road parking, cart lodge, workshops and stores. Mature grounds in all extending to 1.25 acres.
EPC = G

For Sale By Timed Online Auction - 23rd July 2024

£350,000

Ref: 7240/C



Dedham, Nr Colchester

An exciting opportunity to acquire this Grade II* listed property, perfectly situated in the heart of historic Dedham village.

Ground Floor: entrance hall, kitchen/dining room and shower room. First Floor: sitting room, landing and double bedroom with en-suite bathroom. Second floor: second double bedroom with landing and single bedroom/office.
Exterior: off road parking for two vehicles.

EPC = Exempt as Listed

For Sale By Timed Online Auction - 24th July 2024

£210,000

Ref: B165

For Sale By Online Auction



Cretingham, Nr Framlingham

A rare opportunity to acquire a building plot with full planning permission for a spacious two bedroom bungalow in the popular and desirable village of Cretingham.

A building plot extending to approximately 0.26 acres (0.1 ha) with planning permission for the erection of a single storey two bedroom dwelling of just over 1,200 sq ft (113 sqm) offering entrance hall, open plan kitchen, dining and sitting room, utility room and cloakroom. Principal bedroom with en-suite shower room, additional double bedroom and bathroom. Driveway and west facing rear garden.

For Sale By Timed Online Auction - 24th July 2024

£150,000

Ref: 7379



Grundisburgh, Nr Ipswich

A former three bed semi-detached local authority house, with a generous plot, located in the popular village of Grundisburgh near Woodbridge.

Entrance hall, kitchen/dining room, sitting room and ground floor bathroom. Three first floor bedrooms. Enclosed garden to front and generous garden to rear, backing onto fields, on street parking. Gas-fired central heating. *EPC = D*

For Sale By Online Auction - 31st July 2024

OIEO £135,000

Ref: 7367/B