

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date 13th February 2025

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



Crowfield, Nr Ipswich

Ref: 7496/C

A superb, Victorian, four bedroom house, along with an independent cottage and outbuildings, sat in grounds of nearly an acre, within the village of Crowfield, 4 miles from the A14.

See page 2

Guide Price £1,000,000

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



Crowfield, Nr Ipswich

A superb, Victorian, four bedroom house, along with an independent cottage and outbuildings, sat in grounds of nearly an acre, within the village of Crowfield, 4 miles from the A14.

Crowfield House - Porch, hallway, drawing room, snug, dining room, kitchen, pantry, utility room and cloakroom. Bedroom one with en-suite shower room, bedroom two with en-suite bathroom, two further double bedrooms and bathroom. The Cottage - Reception hall, sitting room, kitchen/dining room, sun room, bedroom, bathroom and cloakroom. Ample parking, outbuildings including stores, scullery, garaging and summerhouse. Gardens of 0.93 acres.

EPC = E
£1,000,000

Ref: 7496/C

New Instruction



Worlingworth, Nr Framlingham

A stunning three bedroom semi-detached village house, of exceptional quality and presentation, situated in Willow Tree Yard, Worlingworth.

Sitting room, study, kitchen/dining room, utility room and cloakroom. Principal bedroom with en-suite shower room, two further double bedrooms and a family bathroom. Off-road parking for two vehicles. Single garage.

EPC = B

£350,000

Ref: 7527/B

New Instructions



Debenham

An impressive two double bedroom spacious freehold apartment with covered carparking in the centre of the well-serviced village of Debenham.

Ground floor entrance lobby with first floor entrance hall, open plan 28' kitchen, dining and sitting room, principal bedroom with en-suite shower room, additional double bedroom, bathroom and study area. Carport sufficiently large enough for two vehicles. Patio area.

EPC = C

£245,000

Ref: 7528/J



Wickham Market

A period, end of terrace, two bedroom cottage with off-road parking space, situated in the very heart of Wickham Market.

Hallway, sitting room, kitchen/dining room. Double bedroom, single bedroom and bathroom. Parking space and rear courtyard garden.

EPC = E

£215,000

Ref: 7529/C

New Instructions



Debenham

A well positioned two bedroom period cottage centrally located on the high street within the popular town of Debenham.

Sitting room, kitchen, bathroom and lobby. Two first floor double bedrooms. Courtyard to the side. No onward chain.

EPC = E

£195,000

Ref: 7522/B



Lakenheath

A parcel of strategic amenity land extending to approximately 9.26 acres (3.75 ha) on the boundary of the west Suffolk town of Lakenheath, with potential for development, subject to planning permission. The land is enclosed with hedges, trees and fencing.

£150,000

Ref: W174

New Prices



Kettleburgh, Nr Framlingham

A two bedroom semi-detached period thatched cottage, situated in an idyllic rural position. Kitchen/dining room, sitting room, cloakroom and conservatory. Bedroom one with en-suite shower room. Further bedroom and shower room. Front and rear garden. Allocated parking as well as visitors parking. EPC = D

£310,000

Ref: 7474/C



Tuddenham

A two bedroom detached red brick cottage requiring general refurbishment situated within the village of Tuddenham, 3 mile from Ipswich.

Hallway, bathroom, sitting room and kitchen/dining room. Two first floor double bedrooms. Space for off-road parking. Gardens and timber shed. EPC = F

£265,000

Ref: 7463/C

Back on the Market



Hasketon, Nr Woodbridge

A stunning 6/7 bedroom Queen Anne house with later Edwardian additions, that has been extensively renovated.

Entrance hall, dining hall, kitchen and living room, drawing room, garden room, study/playroom, pantry, utility room and cloakroom. First floor accommodation comprising principal bedroom with en-suite shower room, three further double bedrooms and family bathroom. Second floor accommodation of three further double bedrooms. Garage, studio and store. Mature and established gardens and grounds extending to approx. 2 acres (0.82 hectares).

EPC = D

£1,900,000

Ref: 7298/J

For Sale By Online Auction



Wrentham, Nr Heritage Coast

A superb and substantial Hall extending to over 4500 sq ft along with an excellent range of Suffolk barns, in grounds of 2 acres and located just 2.5 miles from the sea.

Hall - Three reception rooms, study, kitchen, utility room, pantry, stores and cloakroom. Cellar. Seven first floor bedrooms and three bathrooms. Substantial garaging and store buildings. Range of brick and timber Suffolk barns that have scope for re-development.

EPC = G

For Sale By Timed Online Auction - 25th February 2025

£650,000

Ref: 7483/C



Ipswich Town Centre

A Grade II Listed office building of 443sqm (4762sq.ft) located in Ipswich Town Centre.

Landmark Grade II Listed office building of 443sqm (4762sq.ft) situated in Ipswich town centre. 20 offices including storage, staff facilities and circulation areas. **Vacant possession upon completion.**

EPC = Exempt due to Listed building status.

For Sale By Timed Online Auction - 12th March 2025

£395,000

Ref: 237/JG