

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date 27th March 2025

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



Wrentham, Nr Heritage Coast

Ref: 7570/C

A stylish, detached 4 bedroom house in a stand alone position, within walking distance of Wrentham and just 1.5 miles from the sea at Covehithe.

See page 2

Guide Price £600,000

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.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

New Instruction



Wrentham, Nr Heritage Coast

A stylish, detached 4 bedroom house in a stand alone position, within walking distance of Wrentham and just 1.5 miles from the sea at Covehithe.

Reception hall, hallway, sitting room, open plan kitchen/dining/living room, utility room, downstairs bathroom and plant room. Principal bedroom with en-suite shower room, three further bedrooms and shower room. Ample off-road parking. Substantial terrace and attractive garden with field views. Swim spa pool available by negotiation.

EPC = D

£600,000

Ref: 7570/C

New Instruction



Hemingstone, Nr Ipswich

A delightful thatched cottage situated in a rural position within the Parish of Hemingstone, just 4.5 miles from Ipswich.

Kitchen/dining room, snug, sitting room, boot/utility room and downstairs shower room. Three first floor bedrooms, dressing room and bathroom. Driveway, triple bay cart lodge. Pretty garden extending to one third of an acre.

EPC = Exempt as Listed

£530,000

Ref: 7574/C

New Instruction



Old Martlesham, Nr Woodbridge

A four bedroom family home, forming part of the popular and established Viking Heights area off School Lane in Old Martlesham.

Entrance lobby, entrance hall, 20' sitting room, 12' dining room/playroom, 14' kitchen and cloak/shower room. Four bedrooms and family bathroom. Garage and block paved driveway. Established gardens to the front and rear.

No Forward Chain

EPC = D

£495,000

Ref: 7554/J

New Instruction



St Margarets South Elmham

An attractive range of brick and timber barns with Planning Permission and Listed Building Consent to be converted into two dwellings, one with an annexe. Grounds of 1.1 acres.

£400,000

Ref: 7538/C

New Instruction



St Margarets South Elmham

A former office/residential annexe now with full Planning Permission to be converted to a single dwelling.

Lobby, shower room, lounge and kitchen/dining room. Two first floor bedrooms and bathroom. Off-road parking and meadows of approximately 4.5 acres.

£350,000

Ref: 7538/C

New Instruction



Framlingham

A three bedroom house in an established and quiet residential area, just a short walk from the centre of Framlingham.

Entrance hall, 20' sitting room, dining room, kitchen, study, conservatory, utility room and wet room. Three bedrooms and a cloakroom. Generous driveway and established westerly facing rear garden.

EPC = D

£375,000

Ref: 7162/J

New Instruction



Hacheston, Nr Framlingham

A delightful period cottage, ideal as a permanent or second home, situated in the village of Hacheston between Wickham Market & Framlingham.

Lobby, kitchen/dining room and sitting room. Two first floor double bedrooms, single bedroom and bathroom. Off-road parking for three vehicles. 35' x 25' rear garden.

EPC = Exempt as Listed

£285,000

Ref: 7546/C

New Instruction



Bruisyard, Nr Framlingham

A pretty, red brick, three bedroom semi-detached former local authority house, now in need of some modernisation, located in the heart of the popular village of Bruisyard, near Framlingham.

Entrance hall, sitting room, kitchen/breakfast room and ground floor bathroom. Three first floor bedrooms. Large enclosed garden to the rear. Off-road parking to the front for two/three vehicles. UPVC double glazing. Oil fired central heating. **No Onward Chain.**

EPC = D

£175,000

Ref: 7543/B

New Instruction



Wickham Market

A mid-terrace Victorian cottage, that now requires updating, set along Chapel Lane on the outskirts of Wickham Market.

15' sitting room and 12' kitchen/breakfast room. 15' double bedroom and bathroom. Useful outdoor storage shed offering potential for conversion, subject to planning. Courtyard and garden.

EPC = E

£165,000

Ref: 7567/J

New Instruction - Commercial



Aldeburgh

A let investment comprising a retail premises with prime frontage onto Aldeburgh High Street.

A rare opportunity to acquire a retail premises located on Aldeburgh High Street. Accommodation over two floors extending to 45sqm (489sq.ft). Established tenants having been in occupation since 2018.

EPC = D

£225,000

Ref: B256/JG

New Price



Stradbroke

A spacious farmhouse with substantial buildings and separate annexe, in walking distance of Stradbroke.

House - Entrance hall, drawing room, sitting room, dining room, kitchen, study, utility room, garden room and cloakroom. Five first floor bedrooms. Bedroom one with en-suite. Family bathroom.

Cottage - Sitting/dining room, kitchen, two bedrooms and shower room.

Parking for a number of vehicles. Suffolk barns and cart lodges. Formal gardens, grounds and woodland which in all extend to over 12 acres.

EPC = Exempt as Listed

£975,000

Ref: 7414/C

New Price



Alderton, Nr Bawdsey

A period detached cottage, renovated in a contemporary style, standing in grounds of almost half an acre, within the parish of Alderton, next to Bawdsey, and within walking distance of the sea.

Conservatory, kitchen/breakfast room, sitting room with woodburning stove, dining room and downstairs shower room. Bedroom one with en-suite shower room and two further bedrooms. Ample off-road parking, studio, workshop and container. Gardens with lovely field views, extending to 0.43 acres.

EPC = E
£460,000

Ref: 7391/C

New Price



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
£299,500

Ref: 7474/C

New Price



Framlingham

A two bedroom mid-terraced house situated on Regal Gardens enjoying glimpses of the castle.

Hallway, kitchen, sitting room and downstairs cloakroom. Two first floor double bedrooms and a bathroom. Fully enclosed rear garden. Designated parking space plus visitor spaces.

EPC = B

£265,000

Ref: 7465/C

New Price



Covehithe, Nr Wrentham

A delightful, renovated, mid-terraced cottage situated within the Parish of Wrentham, 4.5 miles from the sea at Covehithe.

Sitting room, kitchen and store. Landing/dressing room, two bedrooms and shower room. Courtyard gardens to front and rear.

EPC = E

£230,000

Ref: 7454/C

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.
EPC = G

For Sale By Timed Online Auction - 10th April 2025

£500,000

Ref: 7483/C



Clopton, Nr Woodbridge

A three bedroom semi-detached former local authority house, located within the popular village of Clopton.

Entrance hall, sitting room, dining room, kitchen, ground floor bathroom, separate WC, three first floor bedrooms. Enclosed garden to front and large enclosed garden to rear. Driveway providing off-road parking for two to three vehicles. UPVC double glazing throughout and air-sourced heat pump. **No onward chain.**

EPC = D

For Sale By Timed Online Auction - 9th April 2025

£150,000

Ref: 7545/B

For Sale by Online Auction



Dallinghoo, Nr Wickham Market

A two bedroom semi-detached former local authority bungalow, centrally located in the popular village of Dallinghoo opposite the Dallinghoo Jubilee Hall.

Entrance hall, kitchen, sitting room, two bedrooms, family bathroom, storeroom and boiler room. Enclosed front garden and off-road parking for two vehicles. Double gated access to the rear garden which extends to in excess of 100ft in length. UPVC double glazing, oil-fired central heating. **No onward chain.**

EPC = TBC

For Sale By Timed Online Auction - 9th April 2025

£125,000

Ref: 7544/B



Wilby, Nr Stradbroke

A plot of 0.2 acres with scope for development, situated in the centre of the village of Wilby, near Stradbroke.

A plot of land situated in a pleasant position with a positive Pre-App in place.

For Sale By Timed Online Auction - 10th April 2025

£40,000

Ref: 7537/C