

Property Update

Date 10th April 2025

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



Wilby, Nr Stradbroke

Ref: 7579/C

A superb, moated farmhouse with substantial buildings, delightful gardens and grounds extending to over 2.5 acres, located on the edge of the village of Wilby, Near Stradbroke.

See page 2

Guide Price £875,000

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



Wilby, Nr Stradbroke

A superb, moated farmhouse with substantial buildings, delightful gardens and grounds extending to over 2.5 acres, located on the edge of the village of Wilby, Near Stradbroke.

Dining hall, drawing room, study, kitchen, garden room and downstairs cloakroom. Three first floor double bedrooms and bathroom. Two second floor rooms and bathroom. Delightful moated gardens, along with a wild flower meadow. Ample parking. Substantial agricultural/store buildings. Bespoke timber framed greenhouse.

EPC = E

£875,000

Ref: 7579/C

New Instruction



Saxtead, Nr Framlingham

A spacious, four bedroom detached chalet house along with a separate two bedroom cottage standing in grounds of over 4 acres within Saxtead, minutes from Framlingham.

House - hallway, sitting room, dining room, kitchen, pantry and utility room. Two ground floor bedrooms and wet room. Two first floor bedrooms, one with an en-suite bathroom and dressing area. Cloakroom and shower room.

Cottage - Open plan kitchen/dining/sitting room. Two bedrooms and shower room.

Garaging, office, stores and gardeners loo.
EPC = House - E/Cottage - D

£850,000

Ref: 7473/C

New Instruction



Otley, Nr Woodbridge

A principal village house, that now requires updating, with stables, outbuildings and grounds of 2.5 acres, close to the centre of Otley.

Entrance hall, drawing room, sitting room, dining room, garden room, kitchen, utility room, boot room and cloakroom. Principal bedroom with en-suite bathroom, four further double bedrooms and bathroom. Double cart lodge, stable block, outbuildings and generous driveway.

EPC = E

£850,000

Ref: 7571/J

New Instruction



Pettistree, Nr Wickham Market

An extended three bedroom detached house located in the village of Pettistree, to the south side of the popular village of Wickham Market.

Entrance porch, entrance hall, office, sitting room, dining room, breakfast area and kitchen. Principal bedroom with shower room and dressing room, two further good size bedrooms and family bathroom. Generous enclosed garden to rear. Off-road parking and private driveway for two to three vehicles. Attached single garage.

EPC = D

£399,500

Ref: 7573/B

New Instructions



Bredfield, Nr Woodbridge

A three bedroom end of terrace house in the centre of the well regarded and popular village of Bredfield, near Woodbridge.

Entrance lobby, sitting room and open plan kitchen/dining room. Three double bedrooms and bathroom. Attached garage and driveway. Gardens to the front and rear.

EPC = D

£315,000

Ref: 7485/J



Debenham

A recently refurbished two bedroom detached cottage located in the heart of the popular village of Debenham, just a short distance from the amenities of the village.

Entrance hall, sitting room, dining room, kitchen/breakfast room and ground floor bathroom. Two first floor double bedrooms sharing a Jack and Jill shower room. Enclosed courtyard to rear. On-street parking.

EPC = E

£295,000

Ref: 7577/B

New Instructions



Framlingham

A wonderfully located two double bedroom cottage enjoying views towards St Michael's Church in the centre of Framlingham.

Entrance hall, 19' sitting/dining room, kitchen and bathroom. Galleried first floor landing with small study area, two double bedrooms and shower room. Fully enclosed, very private garden.

EPC = D

£260,000

Ref: 7581/J



Debenham

A two bedroom semi-detached bungalow, presented in good order, and just a short distance from the amenities of the popular village of Debenham.

Entrance hall, sitting room and kitchen. Two bedrooms and bathroom. Enclosed gardens to rear. Driveway providing off-road parking. Single garage converted into store and office.

EPC = D

£215,000

Ref: 7575/B

New Instructions



Leiston

A three bedroom semi-detached former local authority house located close to the centre to the amenities of the town.

Entrance hall, dining room, sitting room, kitchen, downstairs cloakroom. Three first floor bedrooms, family bathroom and a further separate WC. Enclosed gardens to front and rear. Driveway providing off-road parking for two vehicles.

EPC = C

£200,000

Ref: 7576/B



Leiston

A three bedroom end of terrace former local authority house now in need of refurbishment and renovation, located just a short walk from the amenities of the town of Leiston.

Entrance hall, sitting room, dining room, kitchen, downstairs cloakroom. Three good size first floor bedrooms with bathroom and separate WC. Gardens to front and rear. On-street parking.

EPC = C

£195,000

Ref: 7552/B

New Prices



Walberswick, Nr Southwold

A three-bedroom semi-detached house located down a small lane in the popular coastal village of Walberswick.

Entrance hall, sitting room, kitchen/breakfast room and ground floor bathroom. Three first floor bedrooms. Garden to front, side and rear. Parking space.

EPC = D

£375,000

Ref: 6798/C



Bruisyard

A charming, three bedroom, mid-terrace period cottage, standing in an idyllic location adjacent to the church, within the rural parish of Bruisyard.

Hallway, sitting room with woodburning stove, kitchen/dining room, three first floor bedrooms and bathroom. Front and rear gardens. Designated parking space.

EPC = D

£300,000

Ref: 7351/C

Back on the Market



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

£269,995

Ref: 7465/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 - 24th April 2025

£450,000

Ref: 7483/C

THE *Monday Sale*



Room 2
NOW LIVE ONLINE
EVERY WEEK AT
the-saleroom.com

Over 800 lots every week, to include cottage
antiques & modern furniture, household
appliances & garden machinery.

Viewing prior, and every Saturday 9am - 12noon

Refreshments available from the Tea Room

The catalogue for the Monday Sale will be available every Friday
on our website - www.clarkeandsimpson.co.uk