

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date 20th November 2025

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



Winston, Nr Debenham

Ref: P7752/C

An attractive period style five bedroom house standing in a beautiful position with field views, in grounds of three quarters of an acre, just 2 miles from Debenham.

See page 2

Guide Price £725,000

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



Winston, Nr Debenham

An attractive period style five bedroom house standing in a beautiful position with field views, in grounds of three quarters of an acre, just 2 miles from Debenham.

Porch, 29' x 14' sitting room, dining room, kitchen, garden room, cloakroom and utility room. Five first floor bedrooms and two shower rooms. Cartlodge/garage, store and home office. Mature gardens, adjacent to fields, extending to approximately 0.75 acres.

EPC = D

£725,000

Ref:: P7752/C

New Instruction



Great Glemham, Nr Heritage Coast

An individual three/four bedroom barn style modern house in the centre of the ever popular village of Great Glemham, close to the Heritage Coast.

Entrance hall, sitting room, open plan dining room and kitchen, study/bedroom four, utility room and bathroom. Master bedroom with en-suite shower room, second bedroom with en-suite shower room and third bedroom. Driveway and parking for two cars. Sunken decked terrace and hard landscaped garden. NO FORWARD CHAIN.

EPC = C

£525,000

Ref:: P7217/J

New Instruction



Badingham, Nr Framlingham

A three bedroom detached cottage-style house, centrally located in the popular village of Badingham, just a short drive from the market town of Framlingham.

Entrance hall, kitchen/breakfast room, sitting room, conservatory, utility room, boot room and cloakroom. Principal bedroom with en-suite facilities and dressing area, two further bedrooms and a family bathroom. Enclosed rear garden backing onto a meadow. Rural views to the front. Driveway providing off-road parking for three to four vehicles. Single garage.

EPC = D

£495,000

Ref.: P7747/B

New Instruction



Framlingham

A detached two bedroom bungalow situated in a tucked away position close to the centre of Framlingham.

Entrance hall, sitting/dining room and kitchen. Two bedrooms and bathroom. Small garden. Hardstanding parking area.

EPC = D

£275,000

Ref.: P7725/MC

For Sale By Online Auction



Walpole, Nr Halesworth

A former village primary school including playing field, now offering a renovation/development opportunity within grounds of 1.44 acres.

Former village primary school extending to 361sq.m (3881sq.ft) now requiring updating and renovation. Potential for alternative uses, subject to planning permission.

For Sale By Timed Online Auction - 10th December 2025

£350,000

Ref: C541(B)170/RB



Ipswich - For Sale by Auction - 10th December 2025

A freehold tenanted pub and four letting HMO - The County of Suffolk is a landmark public house on the eastern fringe of the town centre and offers a tremendous investment opportunity.

The well proportioned pub on the ground floor and cellar includes a comprehensively equipped commercial kitchen and has been run by the same landlady for the past 5 years, a new 10 year lease with an initial rent of £13,000 plus VAT per annum with 3 yearly reviews has now been put in place. The two floors above provide the public house WCs, a kitchen, 2 bathrooms, an office and 4 letting rooms 2 of which have long term tenants on ASTs currently paying £520 per calendar month. The current rental return is £25,480 PA but with 2 further rooms to fill, potential for extending the upper parts to a licensed 5 letting room HMO (STPP) along with rent increases, this could be enhanced to over £40,000 representing a 16% yield based on the Guide Price. EPC- C.

Guide Price £250,000

Ref: B/RB

Back on the Market



Wickham Market

A delightful and beautifully presented four bedroom village house set in the very centre of Wickham Market.

Dining room, sitting room, kitchen/breakfast room, study, ground floor bedroom with en-suite shower room and cellar. Three first floor double bedrooms, en-suite shower room and bathroom. External laundry room, boiler shed and gardeners WC. Off-road parking and delightful courtyard garden.

EPC = N/A Listed

£540,000

Ref.: P7654/C

New Price



St Margaret South Elmham, Nr Bungay

A spacious farmhouse set within idyllic grounds of 6.6 acres, in a rural location just 5 miles from Bungay.

Hallway, kitchen, utility room, boot room, drawing room, dining room, sitting room, conservatory, study, cloakroom and cellar. Five first floor bedrooms and three bath/shower rooms. Two attic rooms. Range of offices/stores.

Triple bay garage with storage above. Gardens, meadows and orchards. In all extending to 6.6 acres.

No Forward Chain.

EPC = F

£850,000

Ref: P7688/C

New Price



Framlingham - 2.5 acres

A five bedroom period house on the outskirts of Framlingham, in grounds of about 2.5 acres.

Kitchen, utility room, cloakroom, dining room, sitting room and drawing room. Three first floor bedrooms, bathroom and shower room. Two second floor bedrooms and cloakroom. Suffolk barn. Four open fronted cartlidges/garages. Pole Barn. Gardens and grounds extending to approximately 2.5 acres.

EPC = N/A Listed

£750,000

Ref: P7407/C



Rendham, Nr Saxmundham

A spacious detached house with grounds of half an acre within the village of Rendham and within walking distance of the pub and coffee shop.

Entrance porch, reception hall, study, dining room, sitting room, garden room, breakfast room, kitchen, utility room and cloakroom. Bedroom one with en-suite bathroom, four further first floor bedrooms and family bathroom. Off-road parking and double garage. Rear garden with meadow views. Workshop and greenhouses. In all, grounds of 0.5 acres.

EPC = E

£700,000

Ref: P7733/C/MC