

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date 5th June 2025

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



Iken, Heritage Coast

Ref: 7365/B

A rare opportunity to acquire this charming, four bedroom detached period cottage with separate annexe and stables, in grounds extending to approximately 2.5 acres in the much sought-after hamlet of Iken.

See page 2

Guide Price £1,425,000

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



Iken, Heritage Coast

A rare opportunity to acquire this charming, four bedroom detached period cottage with separate annexe and stables, in grounds extending to approximately 2.5 acres in the much sought-after hamlet of Iken.

Cottage - four bedrooms, three bath/shower rooms, cloakroom, utility, kitchen/dining room and three reception rooms. The Annexe - kitchen/breakfast room, ground floor shower room, first floor sitting room, principal bedroom with en-suite shower room. Two stables with tractor store. Sitting in grounds extending to 2.5 acres (STS)

EPC = D, The Annexe - C

£1,450,000

Ref: 7365/B

New Instruction



Illustrative Only



Illustrative Only



Illustrative Only



Illustrative Only



Illustrative Only



Framlingham - The Langshaw Development

A brand new four bedroom detached house with over 2,000 sq ft of accommodation, forming part of The Langshaw, an exclusive new development of just 9 bespoke properties, by the award winning local developer, Landex New Homes.

Entrance hall, living room with woodburning stove and bi-fold doors to the garden, open plan kitchen/dining/ garden room, study, utility room and cloakroom. Principal bedroom with en-suite shower room and dressing room, guest bedroom with en-suite shower room, two further bedrooms and bathroom. Integral garage, two parking spaces and garden.

EPC - B (predicted)

£795,000

Ref: 7129/9/J

New Instruction – Commercial Investment



Aldeburgh – Town Centre

An exciting investment opportunity comprising a let shop and vacant first floor apartment with large garden in the desirable coastal town of Aldeburgh.

An attractive mixed use investment situated on the desirable Aldeburgh High Street. Ground floor shop producing £19,000pa. Vacant and recently renovated first-floor flat providing further investment, owner-occupier or holiday letting opportunities. Large rear garden. VAT Free Investment Opportunity.

EPC = Shop – B Flat – D

£625,000

Ref: C747(S)/JG

New Instruction



Kenton - between Framlingham & Debenham

A stunning single storey dwelling with superb open-plan kitchen/dining room, within the village of Kenton, between Debenham and Framlingham.

Hallway, 24' x 16' ft sitting room, 17' x 19' ft kitchen/dining room, utility area, four bedrooms, ensuite shower room, bathroom and storeroom. Extensive off road parking. Front and rear gardens that in total, extend to over 0.5 acres. Garden sheds, studio and hot tub.

EPC = C

OIEO £600,000

Ref: 7502/C

New Instruction



Framlingham

A handsome, well presented, detached period house with off road parking, situated in the centre of Framlingham.

Hallway, kitchen/dining room, sitting room, study, cloakroom, utility room and cellar. Bedroom one with en-suite bathroom, three further bedrooms and bathroom. Off-road parking. Front and rear low maintenance gardens.

EPC = D

£595,000

Ref: 7636/C

New Instructions



Great Glemham, Nr Saxmundham

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: 7217/J



Worlingworth, Nr Framlingham

A spacious, four bedroom modern house situated within Worlingworth, within walking distance of the village school.

Hallway, kitchen/breakfast room, utility/boot room, cloakroom, dining room, sitting room and study/playroom.

Four first floor bedrooms, two with en-suite shower rooms and family bathroom. Rear garden and parking for a number of vehicles. Garage.

EPC = D

£450,000

Ref: 7632/C

New Instructions



Laxfield, Nr Framlingham

An impressive new development by the well-regarded local developer, Beaulieu Homes, comprising four detached houses and three detached bungalows, all with garaging, and within walking distance of the centre of the popular village of Laxfield.

Plot 18 – Entrance hall, sitting room, kitchen/dining room, utility room and cloakroom. Principal bedroom with en-suite shower room, three further bedrooms and family bathroom. Single garage and landscaped garden.

EPC = B (predicted)

£435,000

Ref: 7415/J



Coddenham, Nr Ipswich

A three bedroom detached period cottage with enclosed gardens and garage in the popular village of Coddenham.

Porch, sitting room, conservatory, kitchen/dining room, utility and ground floor shower room. Three first floor double bedrooms and a family bathroom. Enclosed gardens. Garage. Driveway and off-road parking. Cellar.

EPC = E

£375,000

Ref: 7489/B

New Instructions



Framlingham

A four bedroom semi-detached house forming part of the popular and established Castle Brooks development, a short distance to the south of Framlingham's town centre.

Entrance lobby, sitting room, kitchen/dining room, utility room, rear hall and cloakroom. Principal bedroom with en-suite shower room, three further bedrooms and bathroom. Driveway and integral garage. Gardens to the front and rear.
EPC = D

£320,000

Ref: 7634/J



Laxfield, Nr Framlingham

A modern, two bedroom, end of terrace house in a cul-de-sac location with generous garden to rear in the heart of the popular village of Laxfield.

Entrance hall, sitting/dining room, conservatory and kitchen. Two double bedrooms and family bathroom. Off-road parking for three vehicles. Open-plan garden to front and generous gardens to rear.

EPC = D

£255,000

Ref: 7625/B

New Instructions



Snape. Heritage Coast

A pretty, red brick, three bedroom, semi-detached, former local authority house in the popular village of Snape, home to the renowned Snape Maltings and just a short drive from the Heritage Coast at Aldeburgh and Orford.

Entrance hall, sitting room, kitchen/dining room, bathroom, separate WC and utility room. Three first floor bedrooms. Established gardens to the front and rear. Driveway providing off-road parking for several vehicles.

EPC = E

£250,000

Ref: 7616/B



Leiston, Heritage Coast

A three bedroom, semi detached, former local authority house, located just a short walk from the amenities of the town of Leiston.

Entrance hall, sitting room, dining room, kitchen and cloakroom. Three bedrooms and bathroom. Gardens to the front and rear. On-street parking (potential for off-road parking for one vehicle).

EPC = TBC

£200,000

Ref: 7617/B

New Instructions



Laxfield, Nr Framlingham

A spacious one bedroom ground floor apartment that was built in 2024 to an extremely high specification, a short distance from the centre of Laxfield.

Entrance hall, 21' open plan kitchen and sitting room, double bedroom and bathroom. One parking space. Large patio garden.

EPC = B

£185,000 share of Freehold

Ref: 7626/J

Formal Tender



Bury St Edmunds

A rare opportunity to acquire an outbuilding and yard, located in Bury St Edmunds Town Centre.

Outbuilding and yard centrally located within the town of Bury St Edmunds. Potential development opportunity, subject to planning.

For Sale by Formal Tender by 12 noon on Friday 27th June 2025.

£100,000

Ref: B214/JG

For Sale By Online Auction



Dallinghoo, Nr Wickham Market

For Sale By Timed Online Auction - 25th June 2025

A three bedroom semi-detached former local authority house, located in the semi-rural village of Dallinghoo, Nr Woodbridge.

Entrance hall, sitting/dining room and kitchen. Three first floor bedrooms and a family bathroom. Garden to the front and generous garden to the rear. Driveway providing off-road parking. **No onward chain.**

EPC = D

OIEO £125,000

Ref: 7509/B

New Price



Hasketon, Nr Woodbridge

A spacious five double bedroom family home of over 2,600 sq ft with landscaped gardens and swimming pool on the northern edge of Woodbridge.

Entrance hall, open plan 28' kitchen and breakfast room, drawing room, dining room, wet room and boot/utility room. Principal bedroom with en-suite bathroom, four further double bedrooms and family shower room. Generous driveway. Landscaped south facing rear garden with swimming pool. In all, nearly a third of an acre.

EPC = D

£1,175,000

Ref: 7404/J

New Price



Saxtead, Nr Framlingham

A substantial five bedroom barn conversion with superb open-plan kitchen/dining room and vaulted drawing room, opposite the Mill, two miles from Framlingham.

26' x 18' triple aspect kitchen/dining room and larder, 42' x 19' drawing room, sitting room, utility room and cloakroom. Mezzanine study. Five double bedrooms. Two en-suite bathrooms, en-suite dressing room and family bathroom. Substantial parking area, triple bay cartlodge including store. South facing gardens with grounds of over three quarters of an acre.

EPC = D

£899,500

Ref: 7511/C



Snape, Heritage Coast

A five bedroom detached house with over 2,700 square feet of accommodation situated in an idyllic location with grounds of over an acre, one mile from Snape.

Hallway, kitchen, utility room, sitting room, dining room, study and bathroom. Five double bedrooms all with en-suites. Off-road parking. Outbuildings. Beautiful grounds extending to over 1.1 acres. Ideal as a single house or for extended family occupation, or bed and breakfast.

EPC = E

£895,000

Ref: 7475/C

New Price



Ufford, Nr Woodbridge

A well presented, three double bedroom, extended house of over 2,000 sq ft, with delightful landscaped rear garden, set along Byng Hall Road in Ufford.

Entrance hall, 20' sitting room, dining room, 23' kitchen/breakfast room, 18' conservatory, study, utility room and cloakroom. Master bedroom with dressing room and en-suite shower room, guest bedroom with en-suite bathroom, additional double bedroom and family bathroom. Driveway and integral single garage. West-facing terraced garden with summerhouse.

EPC = C

£610,000

Ref: 7279/J



Worlingworth, Nr Fmalingham

A Grade II Listed four bedroom house with gardens and grounds extending to approximately 1.75 acres and forming part of the rural village of Worlingworth.

Entrance hall, 20' sitting room, dining room, kitchen/breakfast room and cloakroom. Four bedrooms and bathroom. Mature gardens and grounds, including an orchard, extending to approximately 1.75 acres (0.72 hectares) in all. Driveway, parking and outbuildings.

EPC = F

£495,000

Ref: 7230/J

New Price



Wingfield, Nr Harleston

A stunning, 9 acre plot with planning permission to construct a superb five bedroom house of over 3,000 sq feet, within walking distance of the village pub and shop.

Planning permission to demolish the existing barn and to construct a single dwelling of 293m² (3,153 sq ft) along with a cartlodge. The accommodation is to comprise on the ground floor, a reception hall, an open plan kitchen/dining/sitting room, pantry, utility room, study, family room, boot room, cloakroom along with a principal bedroom with dressing room and en-suite. First floor - four bedrooms, bathroom, three en-suites and dressing room. Formal gardens with parking, cartlodge and feature pond. Meadow with pond. In all, 9 acres.

£450,000

Ref: 7600/C



Otley, Nr Woodbridge

A detached three bedroom period cottage situated in an idyllic location along a small country lane, between the villages of Framsdon and Otley.

Kitchen/dining room, sitting room, study and bathroom. Three first floor double bedrooms. Off-road parking. Gardens including domestic outbuildings, extending to just over half an acre.

EPC = N/A

£425,000

Ref: 7286/C

New Price



Pin Mill, Chelmondiston - on the river

An extended period cottage with outstanding views of the River Orwell and within a short walk of the popular Pin Mill pub, the Butt & Oyster.

Reception hall, sitting room, dining room, breakfast room and kitchen. Three first floor bedrooms and bathroom. Front and rear gardens. Additional area of land that includes a garage.

EPC = E

£400,000

Ref: 7551/C



Saxmundham

A modern four bedroom detached family home, located on the popular Brook Farm development in Saxmundham, a short drive from the Heritage Coast.

Entrance hall, sitting room, dining room, conservatory, kitchen, cloakroom and study. Principal bedroom with en-suite shower, guest bedroom with en-suite shower, two further bedrooms and a family bathroom. Immaculate gardens to front and rear. Tandem garage and parking for three vehicles.

EPC = C

£335,000

Ref: 7613/B

New Price



Framlingham

A detached three bedroom bungalow, located just a short walk from all the amenities of Framlingham.

Entrance, open plan kitchen/sitting/dining room, three-bedrooms and family bathroom. Single garage, off-road parking and garden.

EPC = D

£329,500

Ref: 7479/C



Thorpeness

A three bedroom detached house located a short stroll from the beach, the Dolphin Inn and the Meare, in the heart of Thorpeness.

Hallway, cloakroom, sitting room, conservatory, study, dining room, kitchen and utility room. Three first floor bedrooms and bathroom. Integral single garage. Parking. Rear garden.

EPC = D

£500,000

Ref: 7187/C

New Price



Kettleburgh, Nr Framlingham

A period three bedroom cottage situated in an idyllic location within the village of Kettleburgh.

Kitchen/breakfast room, dining room and sitting room. Bedroom one with en-suite shower room, two further bedrooms and shower room. Front garden and rear gardens. Triple bay cart lodge plus visitors parking.

EPC = C

£355,000

Ref: 7420/C

Back on the Market



Melton, Nr Woodbridge

A beautiful period family home with excellent range of outbuildings, together with landscaped gardens and grounds of approximately 4.5 acres, near Woodbridge.

Entrance hall, drawing room, 27' garden room, 24' kitchen and separate breakfast room, sitting room, office, boot room, utility room, two cloakrooms and cellar. Five first floor bedrooms, all with en-suite bathrooms. Two second floor bedrooms and bathroom. Range of outbuildings including stables, garages, workshops, machinery store and kennel. Formal gardens and grounds extending to approximately 4.5 acres (1.8 ha) in all

EPC = E

£1,850,000

Ref: 7170/J

Back on the Market



Kelsale, Nr Saxmundham

An individual four bedroom detached family home presented in good order on the outskirts of the popular village of Kelsale, just a short distance to the market town of Saxmundham and a short drive to the Heritage Coast at Aldeburgh.

Entrance hall, sitting room, conservatory, dining room, kitchen/breakfast room, utility and cloakroom. Principal bedroom with en-suite shower room, 3 further bedrooms and family bathroom. Enclosed gardens to the side and rear and landscaped gardens to the front. Detached double garage. Off-road parking for 2-4 vehicles

EPC = C

£475,000

Ref: 7508/C



St Margaret South Elmham

A substantial range of brick barns with consent to currently be converted into two dwellings, standing in grounds of approximately 6 acres.

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. Further barns with Class Q potential. Range of stables. 6 acres of gardens and meadow.

£475,000

Ref: 7538/C

Back on the Market



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 = C

£375,000

Ref: 7612/J



Bruisyard, Nr Framlingham

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