

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date: 12 February 2020

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



Location: Cretingham

Ref: P6362/C

An idyllic, four bedroom, detached cottage in a standalone position with grounds of approximately an acre, located on a small country lane between Cretingham & Earl Soham.

See page 2

Guide Price £595,000

OPENING HOURS

Monday	9am - 5.30pm	Thursday	9am - 5.30pm
Tuesday	9am - 5.30pm	Friday	9am - 5.30pm
Wednesday	9am - 5.30pm	Saturday	9am - 1.00pm

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



Cretingham, Nr Framlingham

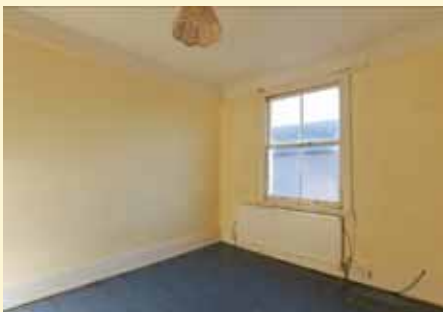
An idyllic, four bedroom, detached cottage in a standalone position with grounds of approximately an acre, located on a small country lane between Cretingham & Earl Soham.

Hand-built kitchen, utility room, cloakroom, dining room, study, family room and sitting room. Four first floor bedrooms and bathroom. External laundry room and garage. Gardens with orchard area, outbuildings and parking.

£595,000

Ref: 6362/C

New Instruction



Leiston, Nr Heritage Coast

A substantial former guest house, extending to over 4,000 square feet, that now requires renovation and refurbishment, occupying a site of half an acre in the centre of the town.

A nine bedroom former guesthouse, with manager accommodation, extending to over 4,000 square feet (374 sqm) in all, that offers tremendous scope for a variety of alternative uses subject to the necessary consents, and occupying a site of approximately 0.51 acres (0.21 hectares) in the centre of Leiston.

£495,000

Ref: 6337/J

New Instruction



Athelington, Nr Eye

A modern agricultural barn occupying a wonderful rural location and with grounds of approximately 5 acres, benefitting from Prior Approval for conversion to a four bedroom dwelling of nearly 3,000 square feet.

A modern agricultural barn benefitting from Prior Approval for conversion to an impressive single storey dwelling extending of nearly 3,000 square feet in all, with accommodation comprising entrance hall, open plan kitchen and dining room, sitting room, study, utility room and walk-in larder, together with master bedroom with en-suite bathroom and dressing room, three further double bedrooms and two further bathrooms on a site of approximately 5 acres. A further 4.5 acres is available by separate negotiation.

£375,000

Ref: 6356/J

New Homes – Framlingham



Framlingham

A stunning four bedroom detached house, forming part of Hopkins & Moore's exclusive Barley Vale development on the outskirts of Framlingham.

Entrance hall, 21' sitting room, 18' kitchen/dining room and cloakroom. Master bedroom with en-suite bathroom, three further bedrooms and family bathroom. Driveway and garage. Gardens to front, rear and side.

£450,000

Ref: 6349/22/J



Framlingham

An impressive three bedroom detached house, forming part of Hopkins & Moore's exclusive Barley Vale development in Framlingham.

Entrance hall, 18' sitting room, 18' kitchen/dining room with utility area and cloakroom. Master bedroom with en-suite shower room, two further bedrooms and family bathroom. Driveway and single garage. Gardens to front, rear and side.

£330,000

Ref: 6349/23/J

New Instructions



Worlingworth, Nr Framlingham

A charming two-bedroom end-terraced cottage located on the popular Willow Tree Yard development, in the heart of the village of Worlingworth.

Kitchen, dining room, utility area and cloakroom. Two double bedrooms and family bathroom. Enclosed garden to rear. Off-road parking for two vehicles.

£249,950

Ref: 6361/B



Stratford St Andrew, Nr Saxmundham

A Grade II Listed two bedroom period cottage with large, landscaped rear garden in the centre of the village.

Sitting room, dining room, kitchen, rear hall and bathroom. Two bedrooms. Attic room. Front garden. Large, landscaped rear garden including patio, artificial turfed lawn, Studio and outside bar. Three car parking spaces and storage shed.

£210,000

Ref: 6351/J

New Instructions



Framlingham—Town Centre

A spacious one bedroom ground floor apartment located in a small development, a short walk from the centre of the popular town of Framlingham.

Entrance hall, kitchen, sitting/dining room, bedroom and bathroom. Communal garden to the rear. Shared private storage area. One allocated parking space.

£155,000 Leasehold

Ref: 6359/B



Earl Soham, Nr Framlingham

An exciting opportunity to purchase a most attractive area of 'parkland style' grassland with stables, extending to 9.47 acres (3.83 hectares) lying in the picturesque Deben Valley between the villages of Earl Soham and Brandeston. The property is available as a whole or in two lots.

Guide Prices: The Whole £125,000

Lot A: 4.97 acres (2.01 hectares) - £75,000 Freehold

Lot B: 4.50 acres (1.82 hectares) - £ 50,000 Freehold

Ref: C1443/H

Back on the Market



Debenham

A charming two-bedroom detached period cottage centrally located in the heart of the desirable village of Debenham.

Entrance hall, sitting/dining room, kitchen, garden room, ground floor bathroom and two first floor bedrooms. Enclosed walled garden. Single garage. Off-road parking.

£285,000

Ref: 6292/B



Framlingham

Shop/office premises to let on a commercial lease situated close to the centre of Framlingham.

Shop/Office Area 21'8 x 10'10 (6.60m x 3.30m) (max). With two excellent display windows, halogen lighting and cushioned flooring and with two steps up into Rear Store/Lavatory 15'4 x 3'6 (4.67m x 1.06m) With a further partially glazed door to the outside, low flush WC and wall mounted wash hand basin.

To Let on a Commercial Lease

£295 p.c.m

Ref: R1239/F

New Price



Wilby, Nr Eye

A range of barns with permission to be converted to four dwellings, standing in a lovely rural position, 2.5 miles from Stradbroke.

Conversion of a range of listed Suffolk barns to four units offering accommodation of 2077 square feet, 2777 square feet, 1356 square feet and 1485 square feet. Grounds of just under one and a half acres with a further circa one acre available by negotiation.

£449,000

Ref: 6274/C



Old Martlesham, Nr Woodbridge

An impressive, light and spacious bungalow that has recently undergone an extensive programme of renovation, set along School Lane in Old Martlesham, close to Woodbridge.

Entrance hall, 23' sitting/dining room, 18' kitchen/breakfast room and conservatory. Two double bedrooms and well fitted, spacious bathroom. Driveway and landscaped gardens. No forward chain.

£335,000

Ref: 6291/J