

Chartered Surveyors / Estate Agents

Clarke &  
Simpson

# Property Update

Date: 9th January 2019

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



Location: Nr Framlingham

Ref: P6073/C

*A commanding Grade II\* listed hall, along with five secondary dwellings, substantial equestrian facilities, free range egg production unit, agricultural buildings & over 80 acres of land.*

*See page 2*

**Guide Price: £2,950,000**

## 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.

### Contact Us



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## New Instruction



### Worlingworth, Nr Framlingham

A commanding Grade II\* listed hall, along with five secondary dwellings, substantial equestrian facilities, free range egg production unit, agricultural buildings & over 80 acres of land.

Hall — 8 bedrooms, 4 bathrooms, 3 shower rooms, entrance hall, drawing room, sitting room, dining room, substantial farm office, study, conservatory, kitchen/breakfast room, laundry room and cloakrooms. Five further dwellings — Two 4/5 bedroom barn conversions and three detached bungalows. Equestrian yard with 37 looseboxes, 5-bay horse walker, indoor exercise yard, tack rooms, feedstore, associated buildings and manège. Fenced paddocks.

Traditional and modern farm buildings and barns including a modern free range egg production unit. Income-producing telecom mast. 5-car garage block, swimming pool, tennis court. Paddocks, meadows and farmland, in all, extending to 82 acres.

£2,950,000

Ref: 6073/C



# New Instruction



## Artist's Impression



## Tannington, Nr Framlingham

A modern agricultural barn occupying a delightful rural location in grounds of nearly 1.3 acres and benefitting from full planning permission and building regulation approved drawings for conversion to a four bedroom dwelling of approximately 3,200 square feet.

A modern agricultural barn benefitting from full planning permission and building regulation approved drawings for conversion to a two storey dwelling with accommodation comprising entrance hall, open plan kitchen/dining/sitting room, drawing room, study, utility room and cloakroom on the ground floor, together with master bedroom with en-suite shower room, guest bedroom with en-suite shower room, two further bedrooms and family bathroom on the first floor. Outside there is planning permission for a double garage and adjoining store room, with the site extending to nearly 1.3 acres.

£299,500

Ref: 6012/J



## *New Instruction*



### **Monewdon**

A charming, two bedroom, detached cottage located next to the church and village hall, within the centre of the rural yet convenient village of Monewden, near Brandeston.

Sitting room, dining room, shower room and kitchen. Two first floor bedrooms. Off-road parking, carport, garage, workshop, summerhouse and sheds. 50' x 35' garden.

OIEO£280,000

Ref: 6083/C



## New Instructions



### Saxmundham

An impressive three bedroom mid-terraced linked house, forming part of the popular and well regarded Hopkins Homes Priors' Grange development in Saxmundham

Entrance hall, sitting room, kitchen/dining room and cloakroom. Master bedroom with en-suite shower room, two further bedrooms and bathroom. Fully enclosed garden at the rear. Single garage and parking.

£279,995

Ref: 5589/77/J



### Holton, Nr Halesworth

A delightful three bedroom detached cottage, located centrally within the pretty village of Holton.

Entrance hall, 16' kitchen/dining room, 16' sitting room, study and cloakroom. Master bedroom with en-suite shower room, two further bedrooms and bathroom. Single garage and generous driveway. Landscaped rear garden including a large patio area.

£269,500

Ref: 6059/J



# New Instruction



## Ufford, Nr Woodbridge

A stunning collection of 2, 3, 4, 5 & 6 bedroom new homes in a popular village setting. A selection of bungalows and houses of varying sizes all with parking and most with garages.

Plot 2-A striking 4 bedroom detached house with double garage. £795,000

Plot 4-A magnificent 6 bedroom, 3 storey detached house with double garage. £825,000

Plot 5-A stunning 4 bedroom detached house with single garage. £775,000

Plot 6-A 3 bedroom semi-detached house with single garage. £335,000

Plot 8-A 2 bedroom detached bungalow with single garage. £375,000

Ref: 6074/J



## *Back on the Market*



### Orford, Heritage Coast

An attractive, brick-built, detached, four bedroom house enjoying far reaching views over the fields, within walking distance of all that Orford has to offer.

Hallway, utility area, kitchen/dining room, sitting room, drawing room and cloakroom. Bedroom one with en-suite bathroom. Three further bedrooms and shower room. Mature gardens adjacent to fields. Two parking spaces and double garage. Further communal parking.

£750,000

Ref: 5940/C



## *Back on the Market*



### **Bedfield, Nr Framlingham**

A charming three bedroom period property, benefitting from a good size garden to the rear and forming part of the popular rural village of Bedfield.

Entrance hall, sitting room, dining room, kitchen/breakfast room, study, utility room and shower room.

Three first floor bedrooms and bathroom. Garage and useful storage sheds. Generous driveway. Good sized gardens of over quarter of an acre.

£325,000

Ref: 6053/J

## *New Price*



### **Rendlesham, Nr Woodbridge**

A light and spacious five bedroom family home, a short distance from the primary school and playingfields in the increasingly popular village of Rendlesham.

Entrance hall, 20' x 11' sitting room, study/playroom, kitchen/breakfast room, utility room and cloakroom. First floor master bedroom with en-suite shower room, two further bedrooms and family bathroom. Second floor - offering two further double bedrooms and 'Jack & Jill' shower room. Gardens to front and rear. Detached double garage with driveway.

OIEO £395,000

Ref: 6056/J