

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

Guide Price
£260,000 Freehold
Ref: P7581/J

Church Mews
Market Hill
Framlingham
Suffolk
IP13 9BA



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.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The property occupies a prime position just off the Market Hill, in the centre of the historic market town of Framlingham which is perhaps best known for its magnificent castle that is managed by English Heritage. This thriving town boasts a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School and Thomas Mills High School are both well regarded. There is also Framlingham College, which is served by its prep school at Brandeston Hall some 5 miles away.

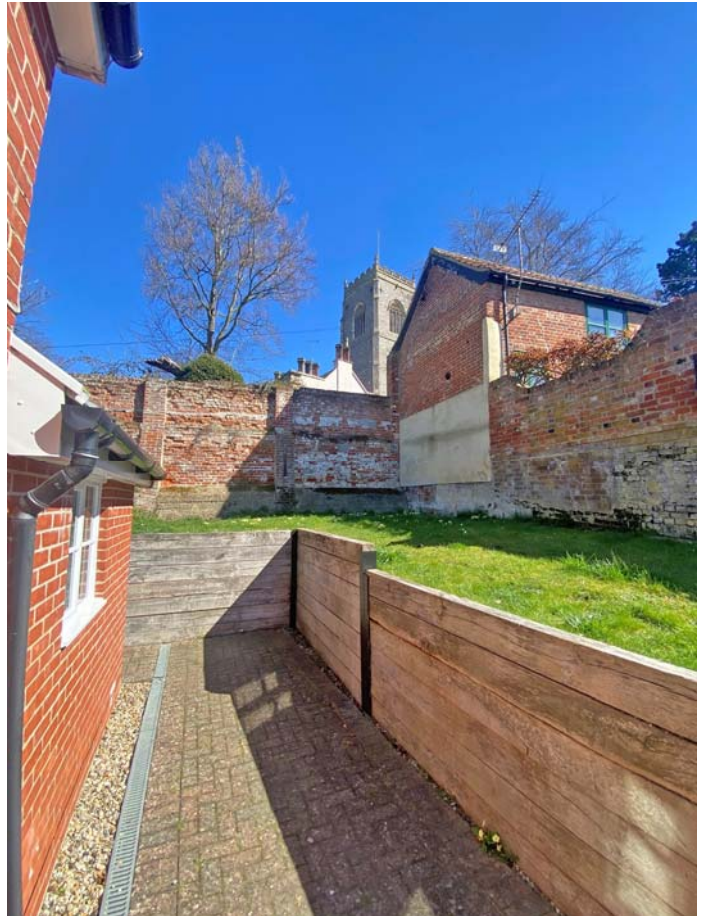
Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside and amenities such as golf in the nearby locations of Creetingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies, with popular destinations such as Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street Station, scheduled to take just over the hour.

Description

Developed by the previous owner approximately 20 years ago, Church Mews occupies an enviable, tucked-away position in the very centre of the historic market town of Framlingham, and with direct views of the impressive St Michael's Church tower. Located to the rear of the Sue Ryder premises, and accessed via an archway, a gate opens onto the very private and enclosed terraced garden.

The property itself offers a very good amount of accommodation extending to approximately 954 sq ft (88.6 sqm) in all with a relatively spacious entrance hall, that connects well with the 19' sitting/dining room with French doors opening onto the terraced garden. There is also a well fitted kitchen and ground floor bathroom. A wide staircase rises to the first floor landing, which is sufficiently large enough to accommodate a small study area, and from here doors provide access to the two very generous double bedrooms, both of which benefit from vaulted ceilings, and a shower room.

Outside there is a terraced garden with areas laid to paving and grass for ease of maintenance. The garden is enclosed within high level brick walling and fence panels that create a very private area which enjoys direct views of St Michael's Church tower. Whilst there is no parking with the property, being located in the very centre of the town, all the services and facilities are within a short walk.

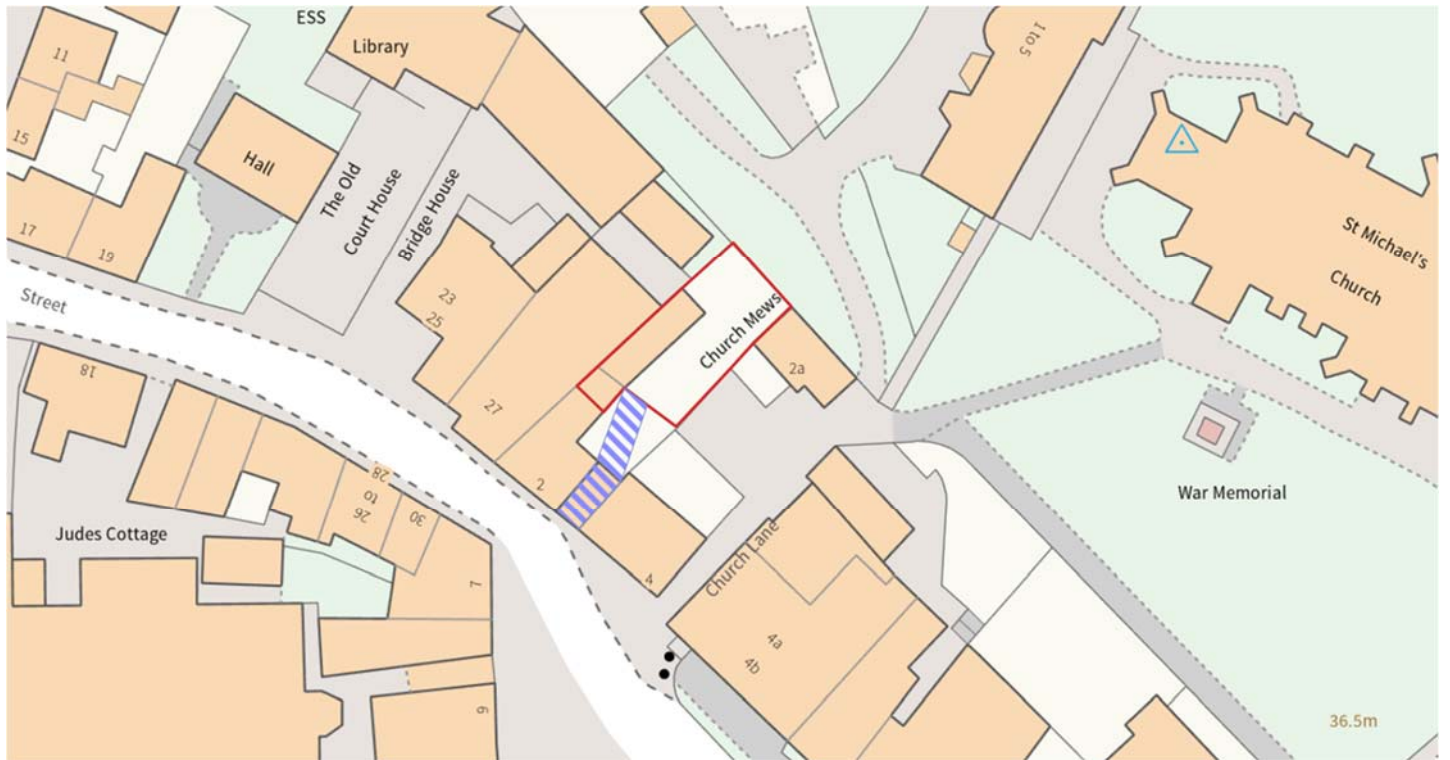




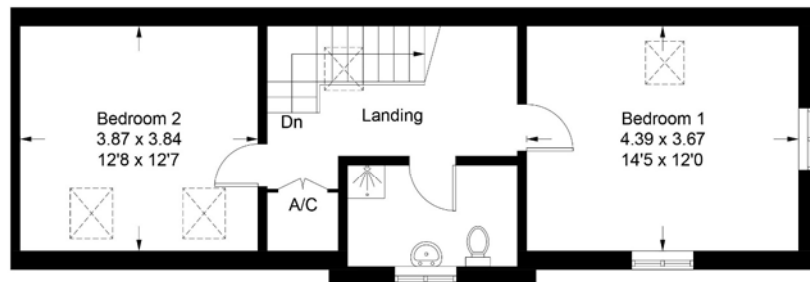




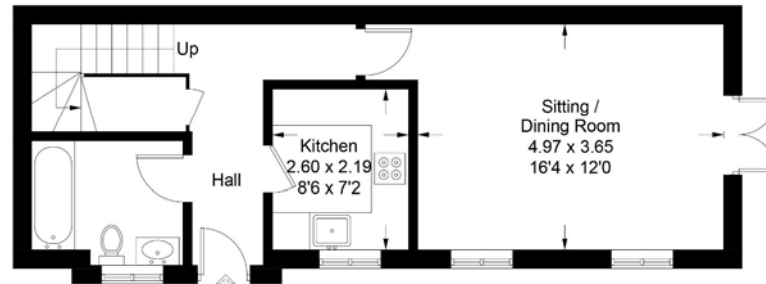
Indicative Site Plan



Church Mews, Framlingham
Approximate Gross Internal Area = 88.6 sq m / 954 sq ft



First Floor



Ground Floor

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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. Night storage heaters and an immersion heater providing hot water.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (68)

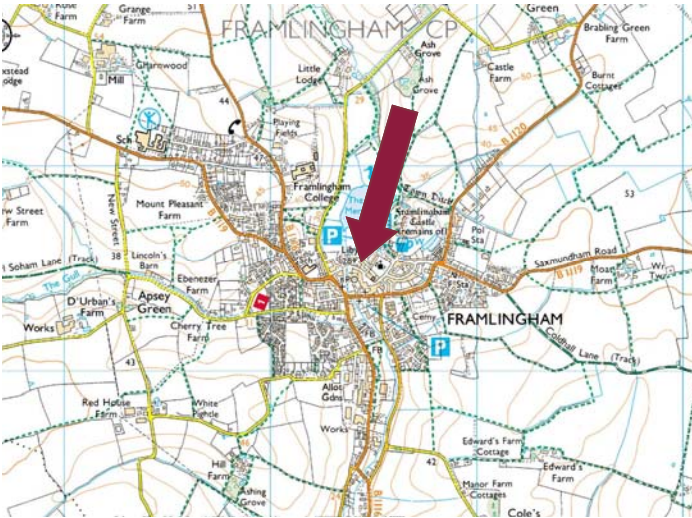
Council Tax Band B; £1,747.60 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. Prospective purchasers should note that the property is subject to a flying freehold—the second bedroom is located above the neighbouring property.

April 2025



Directions

From the Agent's office continue north along Bridge Street onto the Market Hill. The property is accessed through the wooden doors immediately after the Sue Ryder Charity Shop. Behind the doors an access way leads to the entrance gate of Church Mews.

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