

A detached cottage standing in a lovely position on a small country lane between the villages of Cretingham and Framdsen.

Guide Price
£425,000 Freehold
Ref: P7561/C
'Pitt House'
1 Pitt Cottages
Cretingham Road
Framdsen
Suffolk IP14 6HN



Hallway, sitting room, kitchen, utility room, dining room, conservatory and downstairs wet room.
Four first floor bedrooms and bathroom.
Off-road parking, gardens and outbuildings.
In all, a third of an acre.

Contact Us



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Location

'Pitt House' is a detached cottage standing in a lovely position on a small country lane between the villages of Cretingham and Framsdén. The historic town of Framlingham is just 5 miles from the property and offers a comprehensive range of services and facilities including a supermarket, doctors surgery, dentist, veterinary practice, garaging, cafes, restaurants and pubs, as well as excellent schools in both the state and private sector. The property is within 10 miles of Woodbridge and 15 miles of the county town of Ipswich. From here there are mainline railway services to London's Liverpool Street station which are scheduled to take just over the hour. Cretingham and Framsdén both have lovely pubs, The Bell and The Greyhound. The Heritage Coast at Aldeburgh is within 20 miles, with the other coastal resorts of Thorpeness, Southwold, Walberswick and Orford all within easy reach.

Description

The cottage, which is believed to date from the 19th century, is Grade II Listed. The original dwelling is of timber frame construction. A substantial extension was added in the late 1980s. The cottage has rendered elevations under a tiled roof. Throughout the more modern parts of the cottage there are UPVC double glazed windows and doors. The cottage benefits from an oil-fired central heating system.

A front door opens to a hallway which has stairs rising to the first floor landings and a ceiling to first floor level. Doors lead off to the kitchen, wet room and also to the sitting room. This is a dual aspect room with exposed timbers and a brick chimney breast which is home to a woodburning stove. The wet room comprises a WC, shower and handwash basin as well as having a window. Adjacent to this is the dual aspect kitchen that has high and low-level wall units, space and plumbing for a dishwasher, an electric oven and fridge freezer. There is also a cupboard housing the water softener. Off this is the utility room which has high and low-level wall units, space and plumbing for a washing machine, an oil-fired boiler, window and stable style door to the exterior. From the kitchen is the dining room which has a window and door opening to the conservatory. This was added in the early 2000s and is of UPVC construction under a polycarbonate roof. There are French doors with fine views overlooking the garden.

There are two separate first floor landings. The first links to the principal bedroom which is in the older part of the cottage. This has exposed timbers and windows overlooking the garden. Adjacent to this is a second, single bedroom or dressing room with window. The second landing, which has a built-in store cupboard and airing cupboard, leads to two further bedrooms and bathroom. Both are double bedrooms with free-standing wardrobes. The bathroom comprises a WC, handwash basin, bath with shower attachment and a window.

The Outside

The property is approached from the small lane via a shingle drive which provides off-road parking. This leads to a timber store/garage measuring 24' x 11'10". Power is connected. Adjacent to this are three timber garden sheds, the first measuring 9'6 x 7'8, the second, 7'10 x 5'11 and the third 13'10 x 8'6, all of which have power connected. The main gardens lie to the east of the cottage and are predominantly laid to grass. They contain mature shrubs and trees. To the rear of the cottage is a further domestic area which is home to three further sheds with power connected. In all, the grounds extend to 0.33 acres.

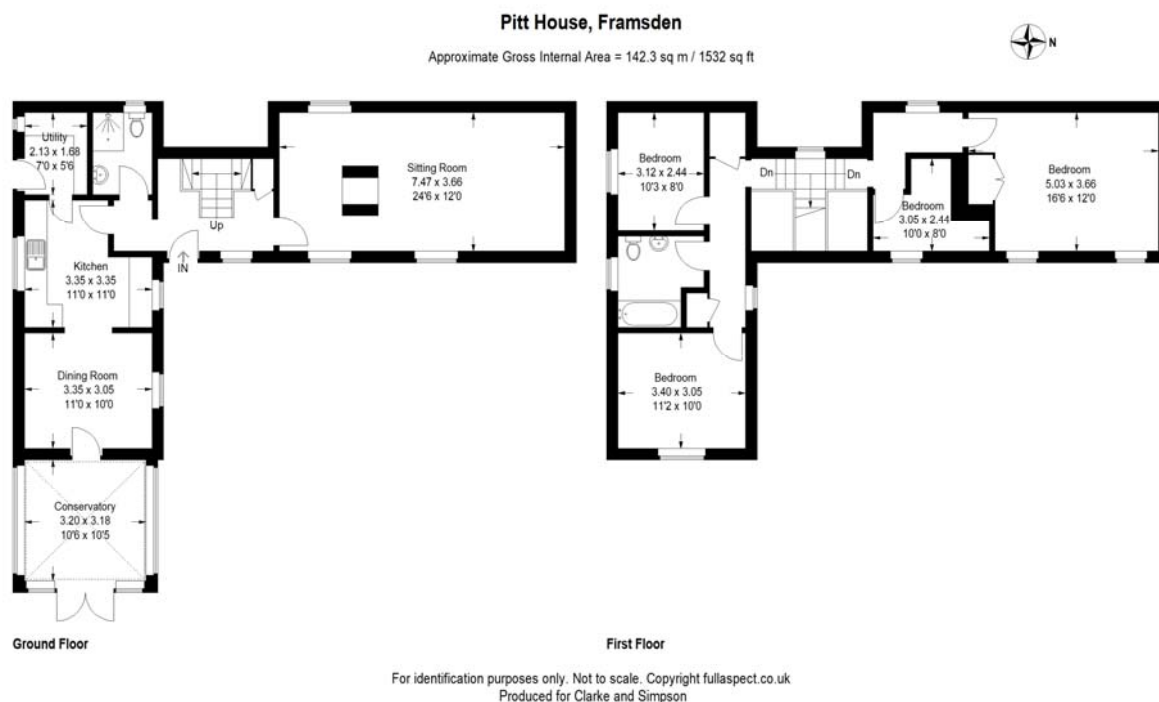












Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Oil-fired central heating system. Private drainage system (whilst the septic tank is believed to work in a satisfactory manner, it is unlikely to comply with the modern regulations and a buyer should budget to install a new sewage treatment plant. This has been taken into account within the guide price).

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 = E (Copy available from the agents upon request).

Council Tax Band D; £2,190.17 payable per annum 2025/2026

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

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.

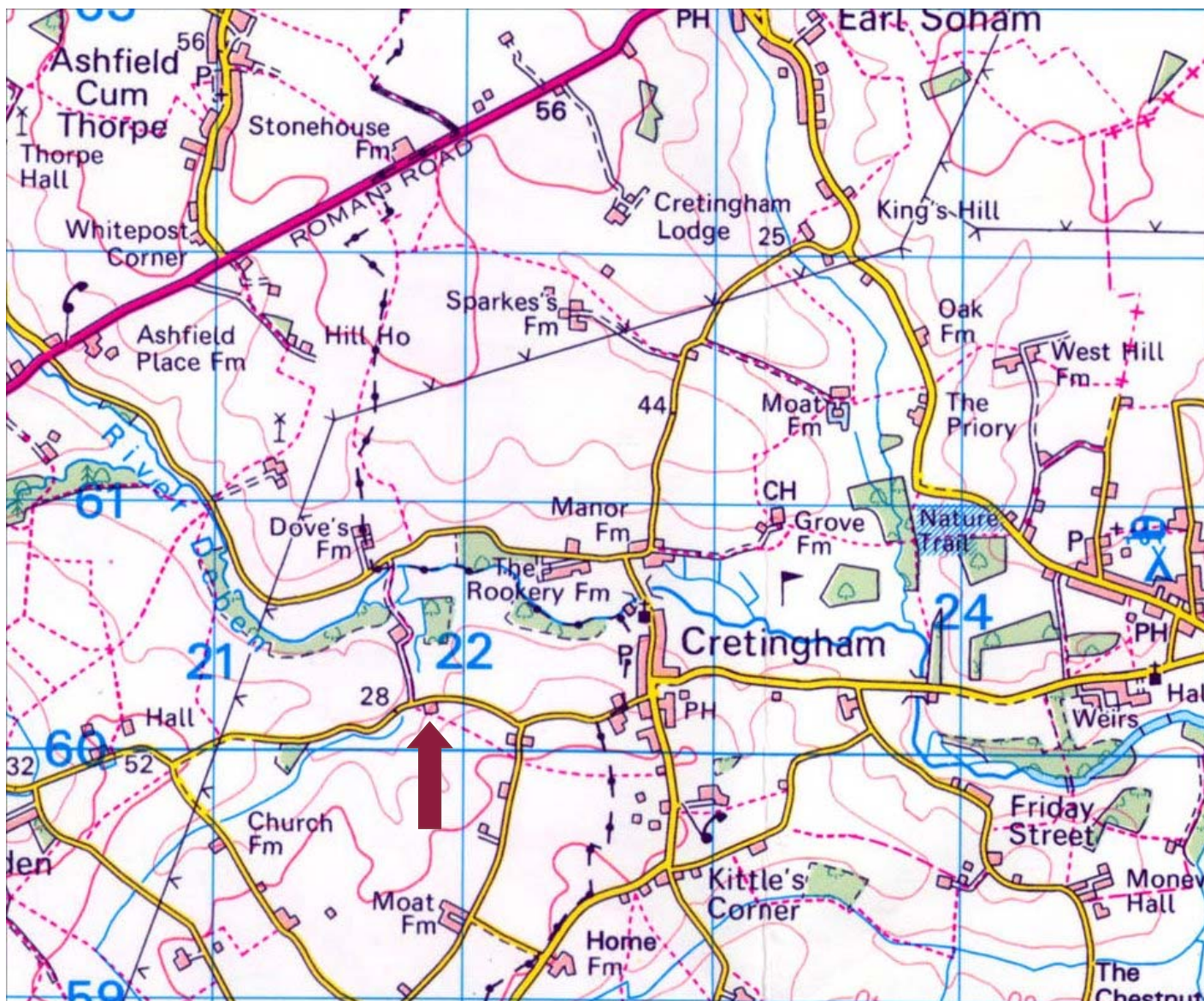
3. The property sits in a particularly pleasant rural spot between Framsdon and Cretingham. There is one dwelling immediately to the rear of the cottage.

4. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties. **April 2025**

Directions

From Framlingham, proceed south along Station Road and at the sharp left-hand bend turn right where signposted to Kettleburgh. At the T-junction in Kettleburgh, turn right towards Brandeston and take the left turn to Cretingham, passing Brandeston Hall on the left. At the crossroads by Cretingham Bell, turn left and then immediately right. Proceed down this lane for approximately a quarter of a mile and the cottage will be found on the left-hand side.

What3Words location: [///shin.culminate.cracks](https://www.what3words.com/shin.culminate.cracks)



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