

A handsome, two-bedroom, semi-detached Victorian cottage with enclosed garden to rear & outstanding views across countryside.

Guide Price
£150,000 Freehold
Ref: P7092/B

71 High Street
Debenham
Stowmarket
Suffolk
IP14 6QS



Entrance hall/study area, kitchen/dining room and sitting room.
Two first floor double bedrooms and family bathroom.
Pretty cottage-style garden.
Rural views to rear.
No onward chain.

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

71 High Street is located close to the centre of the popular village of Debenham. Debenham benefits from excellent local amenities including a small supermarket, hardware store, newsagents, tea shop, doctors' surgery, butchers, post office, greengrocers, veterinary practice, public house and leisure centre. It is also served by well regarded schools, Sir Robert Hitcham CEVAP Primary School and Debenham High School. The historic market town of Framlingham, with its medieval castle, lies approximately 7½ miles to the east, and offers further excellent schooling in both the state and private sectors. The county town of Ipswich (14 miles) and Stowmarket (10 miles) both offer more extensive facilities including mainline railway stations, with regular services to London's Liverpool Street scheduled to take approximately 65 minutes and 85 minutes respectively. Suffolk's Heritage Coast, with towns such as Aldeburgh and Southwold, is approximately 24 miles. The A14 trunk road provides access in a westerly direction towards Bury St Edmunds, Cambridge and the Midlands. Norwich is approximately 25 miles to the north as the crow flies.

Description

71 High Street is a handsome, two-bedroom Victorian cottage that was built circa 1860, with a pretty brick frontage and rendered and colour washed elevations to the rear under a pitched tiled roof. The property has recently undergone refurbishment following the surface water flood of Storm Babet in October 2023. A flood risk assessment and survey has been carried out and remedial work is in progress under the Build Back Better scheme and is almost complete. This includes: waterproof coating applied to external walls, electricity sockets raised or isolated, Karndean (water resistant) flooring installed in the sitting room and kitchen. A flood barrier is scheduled for installation at the end of May. The property is also eligible for installation of additional flood prevention measures under the Debenham Property Flood Resilience scheme operated by the Environment Agency.

The cottage has well laid out accommodation comprising entrance hall/study area, kitchen/dining room, sitting room with a new multi-fuel stove, two double bedrooms on the first floor, and a well appointed family bathroom. To the rear of the property is a cottage-style garden with a terraced area and a further seating area which benefits from stunning rural views over the water meadows. The property has no onward chain and is ready for immediate occupation.

Please note that, whilst the cottage sits in Flood Zone 2, the water meadows are located in Flood Zone 1. The vendor has, however, confirmed that the cottage currently holds full insurance.

The Accommodation

The House

Ground Floor

The front door opens to the

Entrance Hall/Study Area

Wall-mounted radiator and recessed lighting. Fitted cupboard with pamment tiled flooring, electricity connected and shelves above. Built-in understairs storage cupboard and shelving. A door opens to the



Kitchen/Breakfast Room 12'4 x 10'2 (3.76m x 3.10m)

With steps down, two windows to the rear and a window to the side. A matching range of fitted wall, base and display units with wooden worktop incorporating a stainless steel single-drainer sink unit with mixer tap over and tiled splashback. Space and plumbing for washing machine and dishwasher. Recessed lighting, extractor fan and painted beamed ceiling.



A further door from the entrance hall opens to the

Sitting Room 12'0 x 11'2 (3.66m x 3.40m)

Single-glazed sash windows to front with secondary glazed panels. A light room with a new, central, multi-fuel stove on a slate hearth with wooden mantel and surround. Recessed lighting and wall-mounted radiator. Discrete steep stairs rise to the



First Floor

Landing

Wall-mounted radiator and access to loft. Built-in cupboard over stairs which acts as an airing cupboard with slatted shelving. Doors lead off to the bedrooms and bathroom.

Bedroom One 12'4 x 10'0 (3.76m x 3.05m)

With steps down and windows to rear with views over the countryside to the rear. Wall-mounted radiator, recessed lighting, fitted mirror and built-in wardrobe with hanging rail and shelving.



Bedroom Two 12'0 x 11'0 (3.66m x 3.35m)

A further double bedroom with single-glazed sash window to front with secondary glazed panel. Wall-mounted radiator. Built-in double wardrobe with hanging rail and shelving. Airing cupboard with slatted shelving, electric wall-mounted boiler and pre-lagged water cylinder to side.



Family Bathroom

Window to side with obscured double-glazing. Bath in tiled surround with electric wall-mounted shower over with glass screen. Vanity basin with mixer tap over, tiled splashback and cupboard under. Close-coupled WC with shelf above. Wall-mounted radiator. Deluxe Aupu heat lighting including extractor.



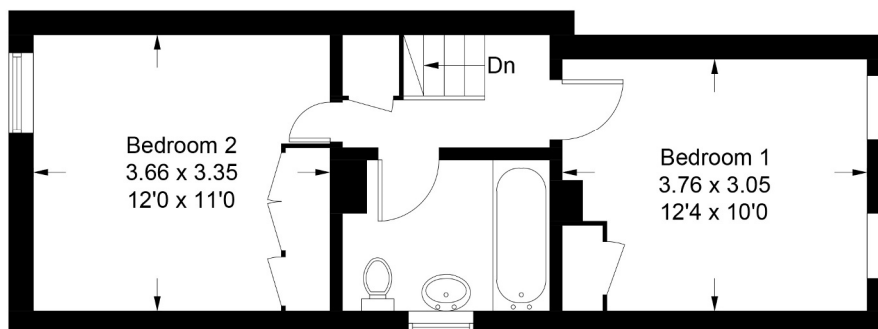
Outside

Number 71 is approached from the road via a gate to the side of the property which leads to the rear. Here there is a paved terrace with steps, and a pathway which meanders through the cottage-style garden, which has well-stocked raised bed borders. At the rear of the garden is a further seating area with outstanding rural views over the water meadows. The garden is enclosed by hedging and close boarded fencing. There is an outside tap. The garden shed is included in the sale.

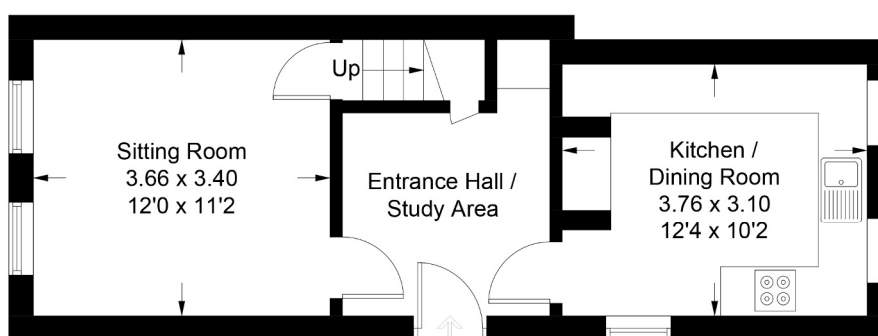


71 High Street, Debenham

Approximate Gross Internal Area = 67.5 sq m / 726 sq ft



First Floor



Ground Floor

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Viewing Strictly by appointment with the agent. Please adhere to current Covid guidelines.

Services Mains water, drainage and electricity. Electric boiler with wet central heating system.

EPC Rating F (full report available from the agent).

Council Tax Band B; £1,723.31 payable per annum 2025/2026.

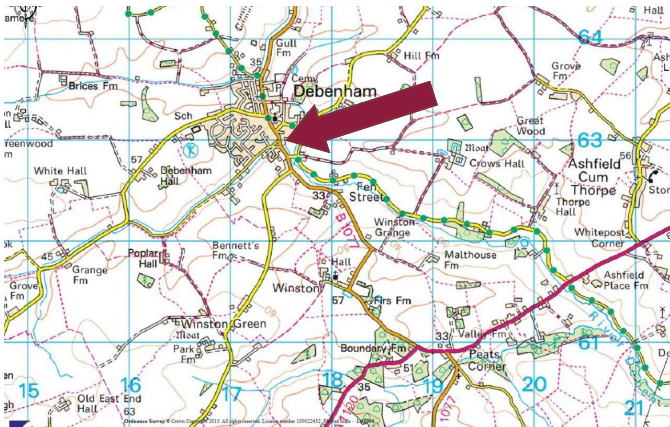
Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067.

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.

April 2025



Directions

Heading into Debenham on the B1077 from the direction of Framlingham (south), proceed along Debenham High Street, passing Cherry Tree Vets on the left. Bear round to the right and the property can be found immediately on the right, almost opposite the turning onto Low Road.

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