

*A four bedroom detached bungalow sitting in grounds of over one third of an acre, within walking distance of the centre of Framlingham.*

Guide Price  
£550,000 Freehold  
Ref: P7597C

Longacre  
Mount Pleasant  
Framlingham  
Suffolk  
IP13 9HL



Reception hall, hallway, kitchen, boot room, dining room, sitting room, utility room and cloakroom.

Bedroom one with en-suite shower room, three further bedrooms and family bathroom.

Large driveway with ample parking.

Double cart lodge.

Large garden of approximately 0.38 acres.

Contact Us



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## Location

Longacre is situated on Mount Pleasant, which is within walking distance to the centre of Framlingham, the doctors surgery, Sir Robert Hitcham's Primary School and Thomas Mills High School. Framlingham, which thrives with shops and businesses includes restaurants, coffee shops, hairdressers, antique shops, a travel agency and delicatessens. It is also home to the Crown Hotel, a Co-operative supermarket, pubs, and vets. As well as the highly regarded primary and high schools, there is also Framlingham College which is served by its prep school, some five miles away at Brandeston. Framlingham has previously been voted the number one place to live in the country and is perhaps best known for its magnificent castle which is managed by English Heritage.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside and amenities such as golf can be found at Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10.5 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

Longacre is a detached bungalow believed to date from the 1970s of predominantly brick and block construction under a concrete tiled roof with part rendered elevations. Throughout the property are UPVC double glazed windows and doors. In recent years it has also been fitted with a modern kitchen, utility room and bathroom. The bungalow offers spacious accommodation but there is further room for an extension if desired.

A door opens to a reception hall off which is the utility room and also the hallway where there is a coat cupboard and a cloakroom with WC. Off this is the kitchen, reception rooms, three of the bedrooms and the family bathroom. The kitchen is fitted with a modern range of units and has a high-level double fan assisted oven, built-in dishwasher and integral fridge freezer. There is a built-in pantry unit and cupboard housing the gas-fired boiler and water softener. There is a north facing window overlooking the driveway. A door opens to a boot room with access to the rear garden, and further door leads into the dining room. This dual aspect room has French doors leading to the south facing garden. There is an opening to the sitting room. This has wall to wall south facing windows to the rear of the property and a brick fireplace.

The utility room has high and low-level wall units and space and plumbing for a washing machine and tumble dryer. It also has a one and a half bowl stainless steel sink. From here, there is access to the first of four bedrooms. This has a north facing window enjoying views over the main garden. There is also access to the en-suite shower room which comprises WC, handwash basin and shower unit.

There are three further bedrooms, all of which can be used as doubles. They have windows overlooking the gardens. The family bathroom has a WC, handwash basin and bath with shower above and glazed screen.

## The Outside

The property is approached off Mount Pleasant through a five bar gate that leads to a shingle driveway for a substantial amount of vehicles. Adjacent to this is a timber double cart lodge that measures 17'6 x 14'4. The main gardens lie to the front of the bungalow. These are laid to grass and contain shrubs and mature trees. The property is fully enclosed by hedging and fencing. The south facing rear garden has a patio abutting the sitting room, and has mature trees. Here there are also two garden sheds. In all, the grounds extend to approximately 0.38 acres.

























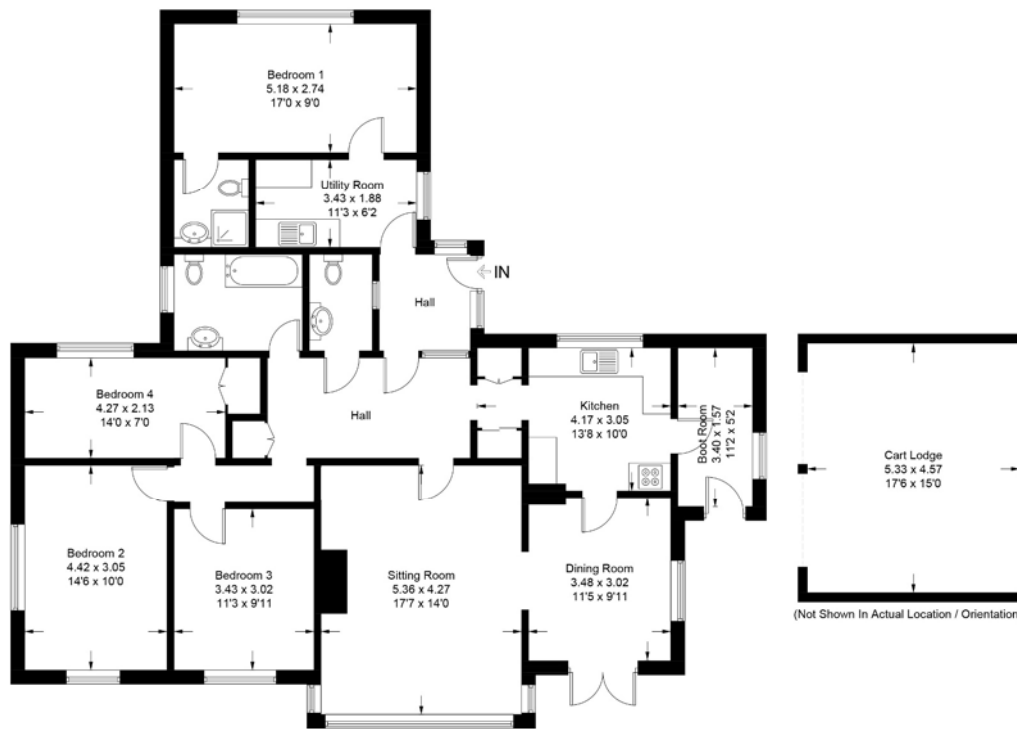






## Longacre, Framlingham

Approximate Gross Internal Area = 143.2 sq m / 1541 sq ft  
Outbuilding = 24.3 sq m / 261 sq ft  
Total = 167.5 sq m / 1802 sq ft



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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, electricity and gas. Gas-fired central heating.

**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 = C (Copy available from the agents upon request).

**Council Tax** Band C; £2,746.22 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.

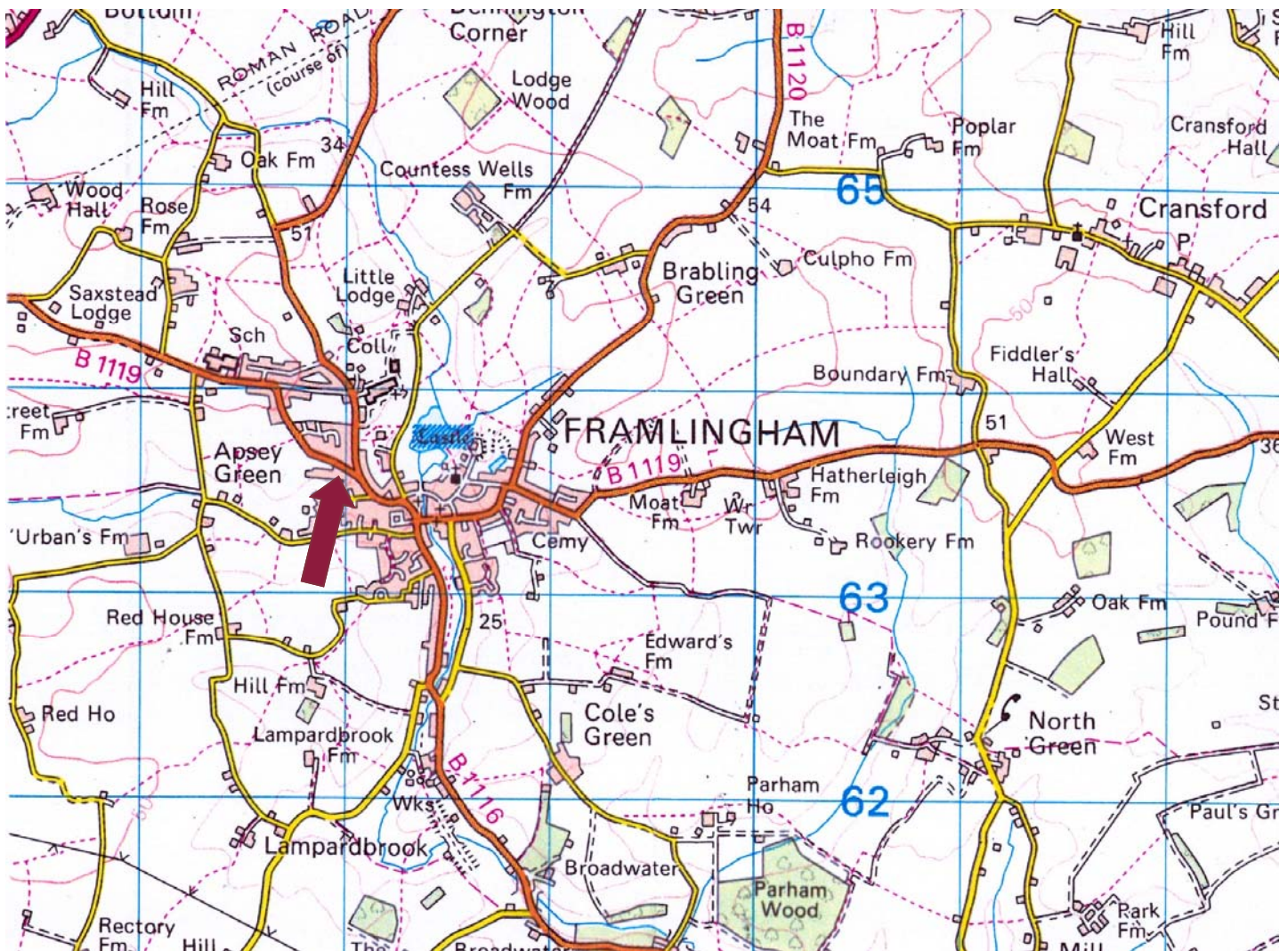
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

4. The sale is subject to Probate being granted. **May 2025**

## Directions

From Clarke and Simpsons office on Well Close Square, proceed up College Road and take the second left onto Mount Pleasant. Longacre will be found a short way along on the left.

What3Words location: [///rattler.waffle.compress](http://rattler.waffle.compress)



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