

*A pretty, red brick, extended period attached cottage occupying generous gardens, and located in the popular village of Bromeswell, just a short drive from Woodbridge.*

Guide Price  
£535,000 Freehold  
Ref: P7612/B

The Anchorage  
School Lane  
Bromeswell  
Woodbridge  
Suffolk IP12 2PH



Dining room, sitting room, snug, kitchen/dining room, utility room and cloak room.

Guest bedroom with en-suite shower and dressing room, two further bedrooms and family bathroom.

Established gardens to front and rear.

Off-road parking for two to three vehicles.

Detached single garage.

Contact Us



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## Location

The Anchorage is located along School Lane, within the small and desirable village of Bromeswell. Bromeswell is just 3 miles from Woodbridge, bounded on the west by the River Deben and benefitting from an award winning dining pub, The Unruly Pig, and a golf club. This is the gateway parish for the environmentally sensitive district known as the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty with its protected rural landscape. The village lies only a mile from the World Heritage Site of Sutton Hoo; the burial Ship of the Saxon King Raedwald. Bromeswell is well positioned to provide easy access to the A12 trunk road or, alternatively, East Suffolk's Heritage Coast.

The nearby popular and historic market town of Woodbridge benefits from an excellent choice of primary and secondary schooling in both the state and private sectors. It also has a wide range of shopping facilities along the Thoroughfare in the heart of the town. Woodbridge is also a popular destination for sailing as it sits on the banks of the River Deben, which is probably best known for its iconic Tide Mill building. The county town of Ipswich is approximately 10½ miles to the west, and provides direct railway services from Ipswich, with a branch line connection to nearby Melton, to London's Liverpool Street taking just over the hour.

## Description

The Anchorage is a charming, attached, red brick, extended period cottage which occupies a generous plot within School Lane with established cottage gardens and pleasant views to the front and the rear. The property is of mixed construction with the original cottage being brick with 'rat trap' bonding on the front elevation and brick and block extensions.

The cottage has well laid out and flexible accommodation over two floors. A front door opens directly into the dining hall where there are casement windows to front, brick flooring, a radiator and stairs that rise to the first floor landing. There is a useful understairs storage cupboard and a door that leads through to the snug. The snug is a pleasant room with a window to the rear and views overlooking the garden. It has a brick laid floor, recess chimney, with a bread oven to the side, and a radiator. A further door leads to the sitting room. This is a wonderful dual aspect room with windows to front and the rear and a glazed door to the garden. There is a feature redbrick fireplace with oak bressummer over with recessed woodburning stove and a shelved alcove to the side. There are two radiators and a door to a built-in cupboard with shelving. From the snug there are steps down to the kitchen/breakfast room which has vaulted ceilings. This is a triple aspect room with windows to both side and rear with French style doors leading out to the paved terrace immediately to the rear of the property. The kitchen has a matching range of hand-built and painted base units, a stainless steel sink inset into a solid wood worktop with wooden upstands and tiled splashbacks. There is a four ring electric induction hob with a high level double oven and grill to the side, integrated slimline dishwasher and integrated fridge. There is pamment tiled flooring with underfloor heating. There is also access from the snug to the rear hall, with radiator, pamment floor and door to the garden and cloakroom. The cloakroom has a window to the side, low-level WC, hand wash basin, extractor fan, pamment tiled flooring and a radiator. There is also an opening from the rear hall into the utility room which has windows to the front and side, houses the oil-fired Worcester boiler with pressurised water cylinder to the side, space and plumbing for a washing machine, space for appliances as well as a radiator and extractor fan.

Stairs rise to a half landing and onto the main landing which has window to front and a door opening to the dressing room. This has built-in double wardrobes, study area, wall mounted radiator and a step down into the double bedroom. The dressing room is currently used as a study but could potentially be used as an independent bedroom. The principal bedroom is a double with windows to the side and front. It has a radiator, small loft access and door to an en-suite shower room. The shower room has a window to the rear and comprises a built-in corner shower cubicle with mains fed shower over and doors to front. There is a close coupled WC, pedestal hand wash basin with mirror and light above, part tiled walls, shaver point, extractor fan and ceramic tiled floors.



From the half landing there are further steps up to bedroom two, a good sized double bedroom with two windows to the front, wall mounted radiator and a built-in wardrobe with hanging rail. An archway takes you from the main landing to the rear landing where there are double opening casement windows to the rear with a door off to bedroom three. This is a double bedroom with a window to the rear, wall mounted radiator and a built-in wardrobe with hanging rail and shelf above. On the rear landing there is also a linen cupboard with slatted shelving. The family bathroom has a window to the rear and comprises panel bath, hand wash basin, close coupled WC and radiator.

## Outside

The property is approached from the highway via a gravel driveway that provides off-road parking for several vehicles and which leads to a detached single garage to the rear of the property. This has an up and over door. It should be noted that this will only allow passage for small cars to the side of the property.

The front cottage garden is enclosed by hedging and fencing and is mainly laid to lawn but bordered by flower and shrub beds with a seating area and views across to the church. The garden plays host to a variety of birds and wildlife.

Immediately to the rear of the property is a raised paved terrace with a beautiful wisteria which is currently in full flower and makes for a secluded sitting area. A step leads from here to a brick pathway to the main garden. This is essentially laid to lawn with established fruit trees and shaped borders and beds with an eclectic range of flowers, shrubs and cottage style planting. As you walk through the garden, there are pathways leading to a timber shed, the oil tank, a small pond, and through an archway, to the vegetable and wild garden. The vegetable gardens are currently planted with a range of soft fruit. There is a timber potting shed, a further shed and a wonderful silver birch. Although the rear boundary is hedged, there is a gap to the side which allows access to the compost area directly behind the hedge and which overlooks the fields beyond.













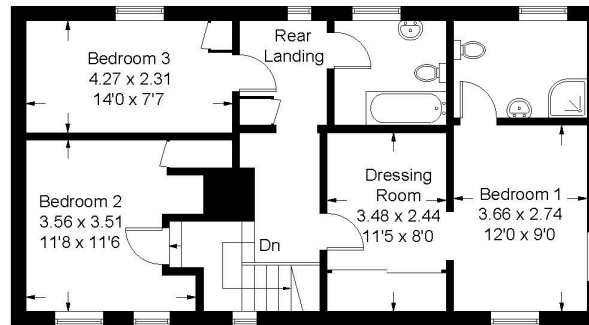




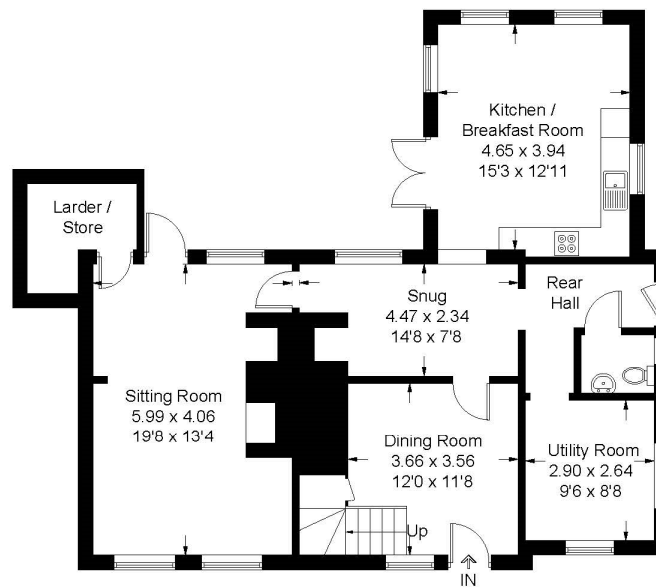


## The Anchorage, Bromeswell

Approximate Gross Internal Area = 158.0 sq m / 1701 sq ft  
(Excluding Larder / Store)



**First Floor**



**Ground Floor**

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*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity. Private drainage system (the vendor has informed the agents that the septic tank works in a satisfactory manner. However, it is unlikely to comply with the modern regulations and a buyer should budget to install a new sewage treatment plant. The cost of this has been taken into account within the guide price). Oil-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 = D (Copy available from the agents upon request).

*Council Tax* Band D; £2,164.13 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

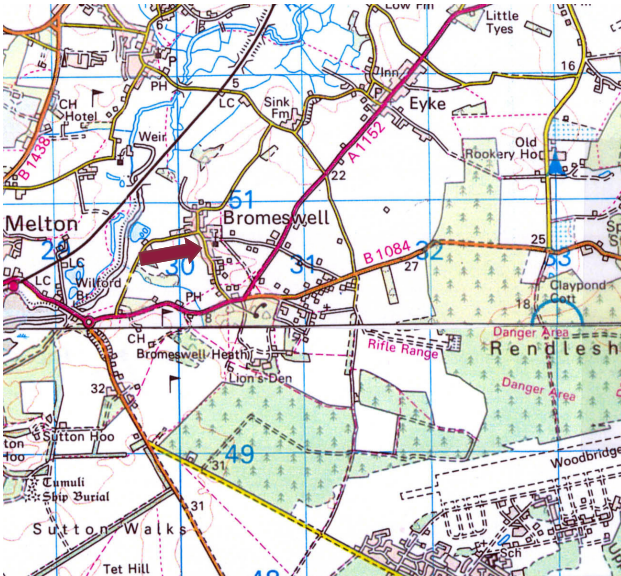
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.

*May 2025*





## Directions

Heading from Woodbridge via Melton Hill, at the traffic lights at Melton turn right and proceed along this road over the level crossing, at the roundabout taking the first left at the signposted Orford. Take the second turning on your left into Bromeswell and continue into School Lane for approximately half a mile and the property can be found on your left hand side.

What3Words location: /// terminal.suspends.breezy



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