

A spacious period house occupying a pleasant rural location at Stone Common, Blaxhall, within walking distance of the pub and village hall.



Offers in Excess of

£750,000

Freehold

Ref: P7799/C

Address

Old Foss Cottage
Stone Common
Blaxhall
Suffolk
IP12 2DP



Kitchen/breakfast room, utility room, playroom, sitting/dining room, snug, boot room and downstairs shower room.

Principal bedroom with en-suite dressing room and bathroom. Four further bedrooms and bathroom.

Off-road parking.

Gardens of nearly half an acre.

Outbuilding.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

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

Location

Blaxhall is a picturesque village in a lovely rural yet highly convenient location within East Suffolk. The village itself benefits from a common, which is a site of special scientific interest and features heathland. There are idyllic trails through the surrounding countryside. There is a village pub, The Ship Inn which serves real ales and has regular live music as well as accommodation. Also, within a short stroll of the house is St Peters Church. Within 3 miles of the property is the famous Concert Hall, Snape Maltings which also offers shops and cafes. Within 10 miles is the town of Woodbridge, located on the banks of the River Deben. The property is conveniently located close to the A12 which is 2 miles. Within a short drive is Campsea Ashe Railway Station where there is also a popular pub, The Duck. Popular seaside destinations such Aldeburgh and Thorpeness, which both have golf courses, are 9 miles.

Description

Old Foss Cottage is understood to have originally been three dwellings. It benefits from period charm and now offers spacious and flexible accommodation over two floors. It is constructed of a mixture of brick and flint under a pantile and slate roof. It is understood that it is not Listed.

A door from the parking area provides access to the spacious kitchen/breakfast room. This has wall units with timber worksurfaces and an integrated dishwasher, electric oven and four ring induction hob, as well as an inset sink. There is a fireplace which is now home to an Esse woodfired oven. As well as windows to the front, French doors open to the rear patio, and there are exposed brick floors. An opening leads through to the sitting/dining room and a door opens to the utility room. In addition, there is access to the playroom. This double height room has a window to the rear as well as a stable style door opening into the garden. The utility room is home to the oil-fired boiler, a WC, worksurface, fitted shelving and butler sink. It has windows to the front and rear and a door to the garden. The sitting/dining room has an exposed chimney breast at one end with woodburning stove. There is brick flooring and a staircase to the first floor landing. In addition is a door to the snug. This has windows and a fireplace with woodburning stove as well as brick flooring. Off this is a storeroom, and also a boot room or secondary utility room. Here there is space and plumbing for a washing machine and tumble dryer as well as a butler sink, window and door to the exterior. A secondary staircase leads up to the fifth bedroom. Also off the boot room is the downstairs shower room which comprises a WC and handwash basin.

From the first floor landing is access to the bedrooms and bathroom. The principal bedroom is a large dual aspect double with access to a dressing room which in turn leads to an en-suite bathroom. This has a roll top bath, shower, WC and handwash basin, as well as a window. The other four bedrooms can all be used as doubles with the fifth bedroom currently being used as an office/studio with its own staircase down to the boot room. The family bathroom comprises a bath, WC and handwash basin.

Outside

Having historically been three cottages, there are different garden areas associated with the house. The parking area, which provides parking for ample vehicles, has an area of lawn and access to the main garden. In addition there is a useful, albeit basic timber outbuilding that measures approximately 26' x 14'7 (plus lean tos). This has scope to be re-built/improved as a garage or possibly further living accommodation. The main gardens lies to the north-west of the house where there is a substantial sandstone patio with raised lavender beds. Steps lead up to a lawn and vegetable garden as well as a brick/flint outhouse. On the southern side of the house is a further area of lawn. The garden is predominantly enclosed by trees, hedging and fencing and in all, extends to approximately 0.44 acres.













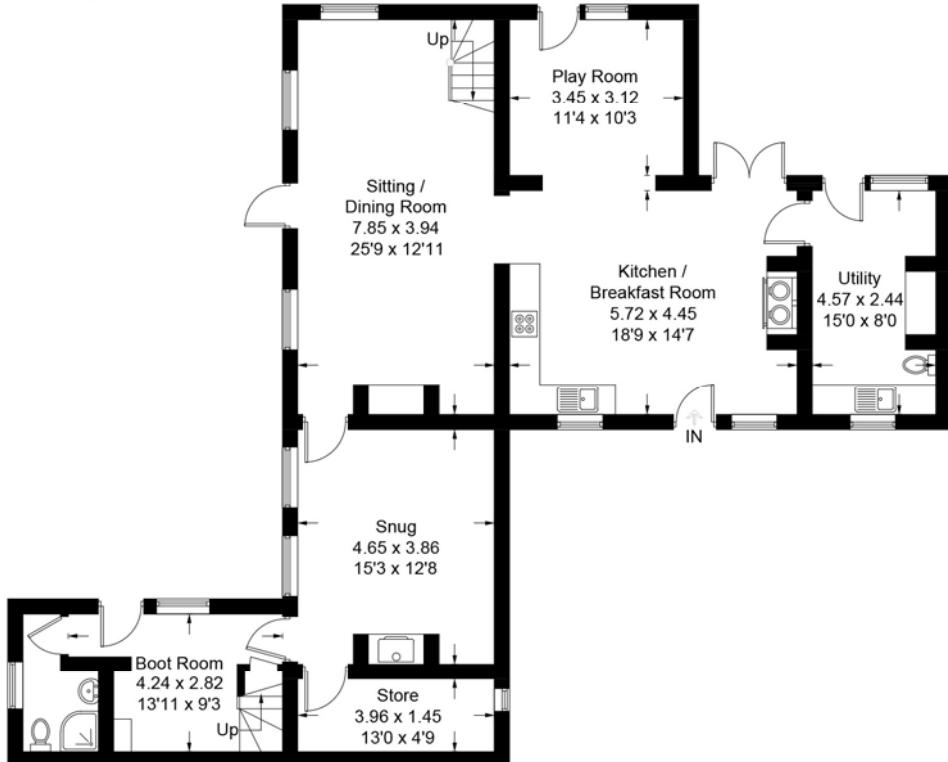


Old Foss Cottage, Blaxhall

Approximate Gross Internal Area = 227.6 sq m / 2450 sq ft



First Floor



Ground Floor

Viewing Strictly by appointment with the agent.

Services Mains water, drainage (see note section) and electricity. Oil-fired central heating. EV charging point.

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 F; £3,159.10 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

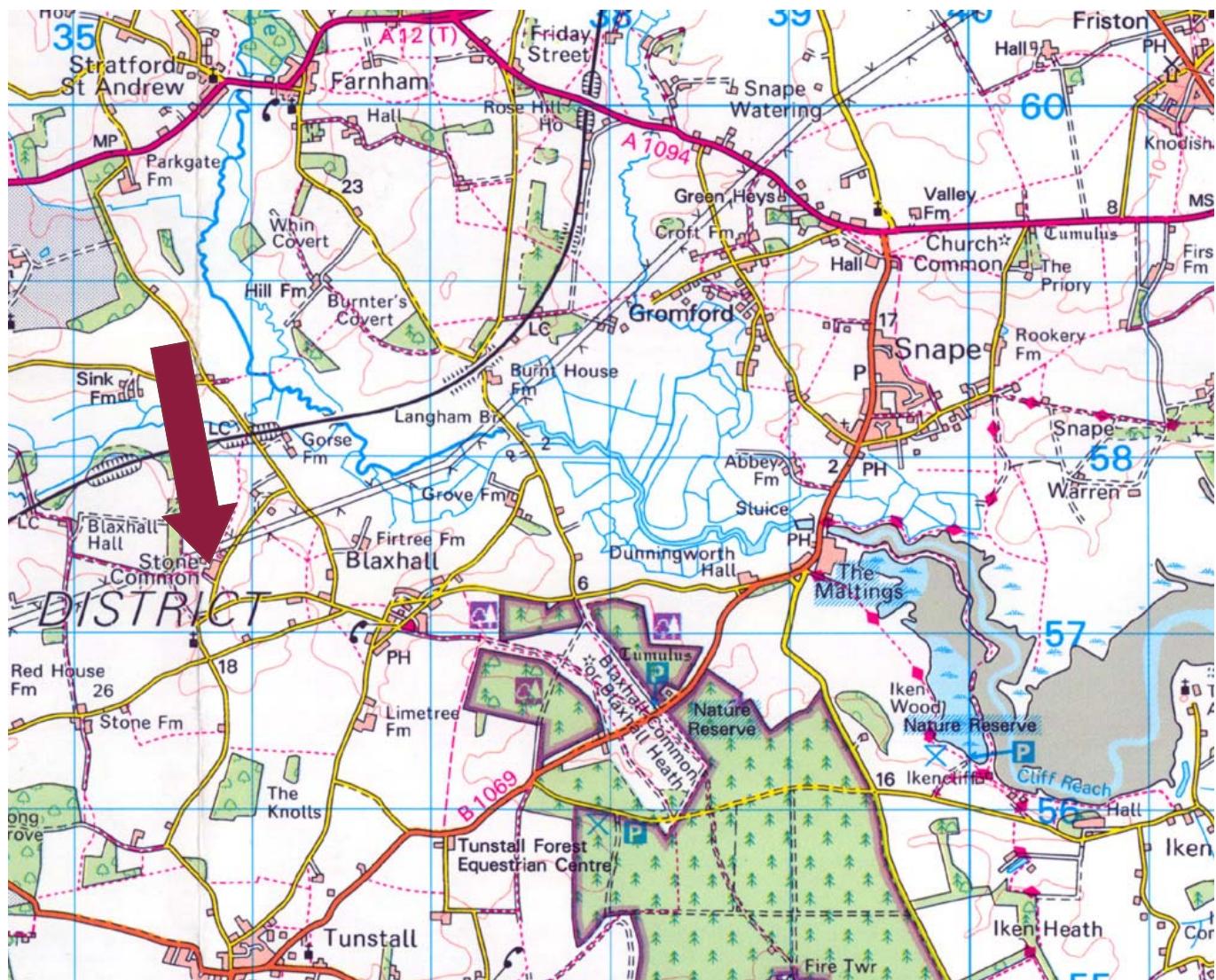
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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. In the grounds, adjacent to the parking area is a small brick building which is owned by Anglian Water and is understood to be their pumping station. Whilst rarely attended, we understand that Anglian Water have the right to access their building from the driveway.
5. Whilst a particularly pleasant rural location, the property lies adjacent to a pylons.
6. The property is registered on two Titles. Whilst now a single property, Title SK311312 refers to Old Foss Cottage and Title SK321824 refers to 3 Stone Common Cottages. Interested parties may wish to confirm with their specific mortgage company that they will lend on two Titles.
7. The house is predominantly detached only being linked by a very small section to a neighbouring cottage.

February 2026

Directions

Heading north on the A12 taking the junction towards Wickham Market and Framlingham, turn right towards Campsea Ashe. Proceed through the village passing the railway station on the right hand side. Having left the village and heading towards Tunstall, take the small lane on the left and when you reach the crossroads adjacent to the drive of Redhouse Farm, bear right. Continue along this lane, known as Station Road and then turn left onto Church Road. Proceed past the church and take the next left which leads to Stone Common. Old Foss Cottage will be found a short way along on the left.

For those using the What3Words app: //fork.goats.marathons



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.