



Hazman, Boulge Road, Hasketon, Suffolk, IP13 6JZ

For Sale by Online Auction

A charming two-bedroom detached period cottage in the popular and sought-after rural village of Hasketon, Nr Woodbridge.

Guide Price £235,000 Freehold

P7992/B



Summary

Entrance hall, sitting room, dining room, kitchen/breakfast room, walk-in pantry cloakroom, utility/store with useful, covered outbuildings.

Two double bedrooms and a large family shower room. Enclosed front and side gardens with delightful rural views, private driveway and detached single prefabricated garage.

No onward chain.

For Sale By Timed Online Auction - 19th November 2026

Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on **19th November 2026** and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel **with completion on 17th December 2026**. For details of how to bid please read our Online Auction Buying Guide.

The seller's solicitor has prepared an Auction Legal pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

Seller's Solicitors

The seller's solicitor is Barwells Solicitors, High Street, New Haven, East Sussex, BN9 9PU. Contact: Karen Stanyard. Email: conveyancing-nh@barwells.com. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Notes

The Buyer shall pay the Seller the sum of £700 plus VAT by way of a contribution towards the Seller's costs for preparing the Property for sale.

The Buyer shall pay to the Seller a contribution towards the Seller's legal costs in the sum of £1,500 plus VAT.





Location

Hazman is situated along Boulge Road on the outskirts of the popular rural village of Hasketon, a short drive from Woodbridge. Set beside the River Deben, Woodbridge offers an excellent range of shops, restaurants, pubs, recreational facilities and a marina, together with a choice of state and private schools, including Farlingaye High School and Woodbridge School. The Heritage Coast, with its popular destinations of Orford, Aldeburgh, Thorpeness, Walberswick and Southwold, lies approximately 13 miles away.

Description

Hazman is a charming two-bedroom detached period cottage in the sought-after rural village of Hasketon, just a short drive from popular town of Woodbridge. Set within generous grounds with front and side gardens, the property also benefits from a private driveway and prefabricated garage. Now requiring renovation and refurbishment throughout, Hazman offers a unique opportunity for the right buyer. The property offers well-proportioned accommodation over two floors. The front door opens into a welcoming hallway with doors leading to the sitting and dining rooms, both featuring open fireplaces (the fireplace in the sitting room has a back boiler), and stairs rising to the first-floor landing. The sitting room leads through to an inner hall and into the kitchen/breakfast room where there is a range of fitted base units with breakfast bar, sink unit and space for an electric cooker, walk in pantry. From here, there is also a door providing access to the rear hall and porch, where there is a downstairs cloakroom.

The kitchen has a further door providing access to a utility/store area to the rear of the property. This is a covered area incorporating a range of brick-built outbuildings and subject to obtaining the necessary planning permission and building regulations consents, this area may offer an excellent opportunity to further extend and develop the overall footprint of the property. The utility area also benefits from space and plumbing for a washing machine and dryer. On the first floor, there are two well-proportioned double bedrooms, together with a large shower room enjoying rural views to the rear. The property benefits from double glazing and central heating provided by a back boiler, which is fuelled by the solid-fuel fire in the sitting room.

Outside

The property is approached from the highway via a driveway providing off-road parking for several vehicles, situated in front of a single detached prefabricated garage. The grounds also include a greenhouse and potting shed. The front garden is principally laid to lawn and enclosed by a low-level brick wall, with a further pathway and pedestrian gate providing access to the front of the property.

The gardens are predominantly laid to lawn, with established shrub and flower borders. A pathway leads to the side of the property, where there is a private courtyard and terrace, together with a timber summerhouse. The courtyard and terrace are enclosed by a red brick wall and benefit from views over the neighbouring copse. The rear boundary of the property is formed, in part, by the rear boundary wall.





Directions

Proceed north along the Woodbridge A12 bypass and take the second turning towards Bredfield. Continue into the village centre, then turn left past the village pump onto Boulge Road, signposted Hasketon.

After approximately one mile, the property will be found a short distance along on the left-hand side identified by a Clarke and Simpson Auction For Sale board.

For those using the What3Words app: [///shams.present.mermaids](https://www.what3words.com/shams.present.mermaids)

Viewing Strictly by appointment with the agent.

Services Mains electricity and water. Private drainage –Septic Tank. Central heating provided by a back boiler, which is fuelled by the solid-fuel fire.

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

Council Tax Band E: £2,793.94 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.





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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. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - £1200 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.
6. Private drainage system (the vendor has informed the agents that the septic tank is operating satisfactorily) However, the system is unlikely to comply with current regulations, and prospective purchasers are therefore advised to make their own enquiries and satisfy themselves as to the condition, operation and regulatory compliance of the system.



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