

A Grade II Listed, 6 bedroom principal village house of over 5,000 sq ft with landscaped garden and parking in the centre of Wickham Market.



RENT

£2,750 PCM

Ref: R2588

Address

Crafers
46 High Street
Wickham Market
Suffolk
IP13 0QS



Entrance hall, kitchen/dining room and cloakroom on the ground floor. Cellar. First Floor - Drawing room, sitting room, study/landing area and laundry room on the first floor, master bedroom with en-suite shower room, three further double bedrooms and family bathroom. Second floor - playroom/second sitting room, two double bedrooms and shower room. Parking for up to 6 vehicles. Delightful landscaped garden.

To let part-furnished on an Assured Periodic Tenancy

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

Crafers will be found in the very heart of the popular and sought after village of Wickham Market, close to All Saints Church. The village has a range of businesses and shops, including a destination butcher-Revetts -and also a Co-operative supermarket, restaurants, a medical centre, dentists, pharmacy and library. There is also a well regarded primary school.

As well as the village primary school, there are many other excellent schools within easy reach in both the state and private sectors, including Brandeston Hall, Framlingham College and Woodbridge School. The property is understood to be in the catchment area of Thomas Mills High School for secondary education.

Wickham Market lies about 12 miles to the north-east of the county town of Ipswich and just off the A12, providing dual carriageway driving to Woodbridge (approximately 4 miles), Ipswich, London and the south. There is a railway station at nearby Campsea Ashe with trains to Ipswich and on to London, which take just over the hour. Local tourist attractions, such as Easton Farm Park, Snape Maltings, Framlingham Castle and Sutton Hoo, are all within a 10 mile radius, as is the coast with popular destinations such as Aldeburgh.

Description

Crafers comprises a Grade II Listed principal village house that offers over 5,000 sq ft of accommodation which is arranged over three floors. On the ground floor there is a spacious entrance hall that connects well with the well fitted kitchen and dining room, whilst on the first floor is a delightful drawing room overlooking the Market Hill, a sitting room, master bedroom with en-suite shower room, three further double bedrooms, a family bathroom, laundry room and a landing area which is sufficiently large enough for use as a study. On the second floor there is an additional sitting room/playroom, two double bedrooms and a shower room.

Outside there is a large gravelled area to the front of Crafers that is used for parking and external seating for the café letting. In addition there is a separate car parking area that is large enough to accommodate up to 6 vehicles. To the rear of Crafers is a delightful and very private landscaped garden. This faces in a south-westerly direction and enjoys the sun throughout the afternoon and into the evening.

The Accommodation

The House

Ground Floor

A wooden panel front door opens into a

Communal Entrance Hall

With second panel door opening into the

Entrance Hall

With staircase rising via a half-landing to the First Floor. Door to understairs cupboard, radiator and electric panel heater, pamment tile flooring, part glazed door providing access to the courtyard garden, built-in storage cupboards and doors off to

Cloakroom

With WC and mounted circular washbasin with mixer tap and storage cupboard under. Built-in storage cupboards. Wood effect flooring.



Kitchen/Dining Room 20'7 x 15' (6.27m x 4.57m)

An impressive, atmospheric room with a wide range of exposed ceiling timbers. Large sash windows providing plenty of light and overlooking the gardens. The kitchen area is well fitted with a range of contemporary styled, gloss fronted cupboard units with slate effect worksurface over incorporating a resin sink unit with mixer tap and drainer. Rangemaster 110 and matching island unit. Pamment tile flooring with underfloor heating. Integral appliances including two fridges and dishwasher. Fireplace containing the Woodworm wood burning stove.



Returning to the Entrance Hall a wide staircase rises to the

Half Landing

A spacious area that is currently used as a Study with radiator and door opening into



Bedroom One 16'4 x 15'4 (4.98m x 4.67m)

A beautiful and spacious double bedroom with windows on the rear and gable elevation providing plenty of light together with good views of the garden. Exposed wall timbers, built-in shelved storage cupboard, radiators, access to roof space and door to



En-suite Shower room

Well fitted with suite comprising tiled shower enclosure, WC with concealed cistern and mounted wash basin. Heated towel rail, extractor fan, downlighters and wood effect flooring.

Returning to the staircase this rises to the

Drawing Room 18'8 x 18' (5.69m x 5.49m)

A beautiful reception room with large sash window on the front elevation overlooking the Market Hill. The focal point of the room is the ornate fireplace with carved wood surround. Staircase rising to the Second Floor, built-in shelved storage cupboards, radiators and doors off to

Sitting Room 18' x 15'4 (5.49m x 4.67m)

Another impressive reception room that also enjoys views across the Market Hill. Exposed ceiling timbers, former fireplace, (now sealed), door to walk-in shelved storage cupboard, radiators and TV point.



Bedroom Four 14' x 8'7 (4.27m x 2.62m)

A more modest bedroom with casement window on the rear elevation overlooking the garden. Door to cupboard containing the Ideal gas fired boiler. Radiator.

Side Landing

With recessed storage area and doors off to

Laundry Room

With Velux window light, range of fitted shelving and worksurface incorporating stainless steel sink together with recess below with plumbing connections for a washing machine and tumble dryer.

Returning to the Drawing Room, the staircase rises to the

Second Floor

Sitting Room/Play Room

With vaulted ceiling and exposed roof truss elements incorporating a dormer window providing far reaching views across the top of Wickham Market. Electric panel heater and doors off to

Bedroom Five 20'4 x 15' (6.2m x 4.57m)

A good size double bedroom with dormer window providing far reaching views and vaulted ceiling with exposed roof truss elements. Electric panel heater.

Shower Room

With fully tiled shower enclosure, WC and circular mounted wash basin with mixer tap and storage cupboards under. Electrically heated towel rail. Wood effect flooring. Extractor fan.

Bedroom Six 19'2 x 15' (5.84m x 4.57m)

A double bedroom that also benefits from a dormer window overlooking the Market Hill and providing far reaching views. Vaulted ceiling with exposed roof truss elements, door to wardrobe, and electric panel heater.

Outside

Crafers occupies a prominent position within the centre of Wickham Market, fronting onto the Market Hill. To the front of the property is a large shingled area, which is used by the café tenant for outdoor seating during the better weather.

Crafers also benefits from a delightful and very private rear garden. This can be accessed from the parking area and comprises a central area that is laid to lawn that includes a sunken terrace with pond and waterfall feature. Immediately adjoining the kitchen/breakfast room and accessed via the back door is a large patio area. Around the perimeter of the garden are borders containing a wide variety of spring bulbs, established roses, shrubs and trees. The garden is fully enclosed within a combination of a high level brick and flint wall and close boarded fencing. Facing in a south-westerly direction, the garden enjoys the sun during the second half of the day and into the evening.

There is an additional area of garden to the very rear of Crafers, which backs onto the High Street. This area is laid to grass for ease of maintenance, and includes an established fig tree. There is also a useful timber frame storage shed to the rear of the property. Crafers also benefits from its own parking area, that is sufficiently large enough to accommodate five to six vehicles.

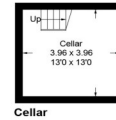
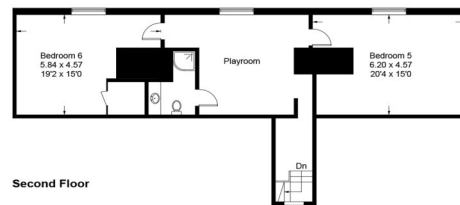
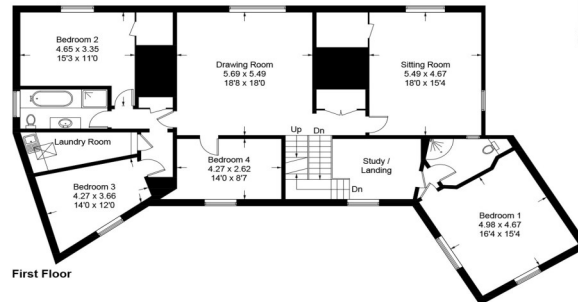
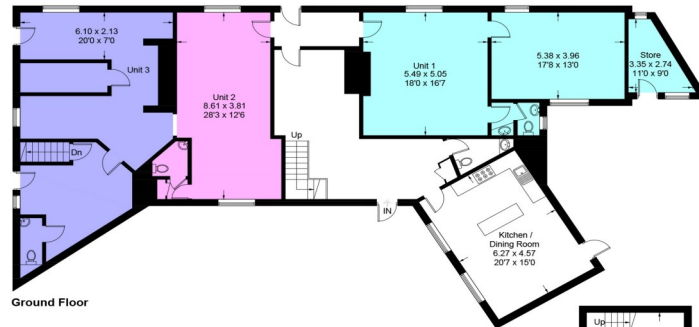


Crafers, Wickham Market

Approximate Gross Internal Area = 504.4 sq m / 5429 sq ft

Cellar = 15.6 sq m / 168 sq ft

Total = 520 sq m / 5597 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, electricity, gas and drainage. 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>

Council Tax Band E £2,886.47 payable per annum 2026/2027

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

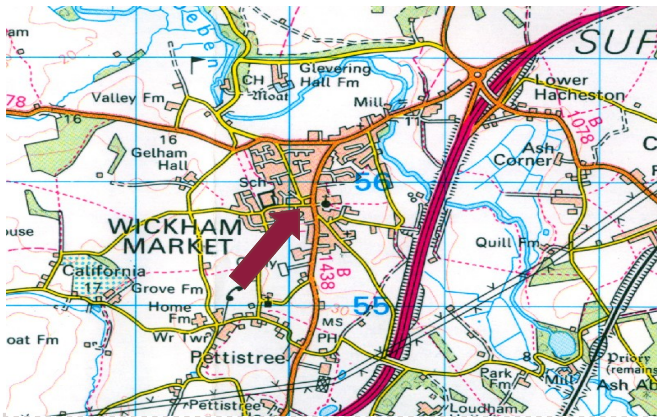
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July 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chartered Surveyors / Estate Agents

Clarke & Simpson



Directions

Proceeding into Wickham Market from the south on the B1438, enter the Market Hill where the property will be found immediately on the left hand side.

For those using the What3Words app:
///darts.diplomats.camp



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