

A three bedroom semi detached red brick cottage standing in grounds of 0.25 acres in a lovely position within the Parish of Blaxhall.



Guide Price

£275,000

Freehold

Ref: P7941/1/C

Address

1 Red House Farm Cottages
Station Road
Blaxhall
Suffolk
IP12 2DG



Porch, sitting room, kitchen, utility area and downstairs bathroom.

Three first floor bedrooms.

Off road parking, grounds of 0.25 acres with a useful 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

1 Red House Farm Cottages will be found to the west of the highly desirable village of Blaxhall, set along Station Road, a small country lane. The village benefits from a public house, the Ship Inn, which is well respected and offers homemade food, real ales and bed and breakfast accommodation. From the cottage there is easy access to Blaxhall Heath and into Tunstall Forest. Blaxhall also has a large playing field with an assortment of children's play equipment.

The village is approximately 8 miles from the coast, with the closest town being Aldeburgh. The internationally renowned Snape Maltings Concert Hall can be found within 2 miles and there are other unspoilt villages and towns in close proximity, such as Dunwich and Orford (with its magnificent castle). Southwold is approximately 20 miles from Blaxhall and is home to the Adnams Brewery. There is a primary school at Snape, 2½ miles, and Farlingaye High School in Woodbridge, 8 miles, is highly regarded. There are also public schools in Woodbridge and Framlingham, both of which are about 8½ miles from the property.

The county town of Ipswich lies about 17 miles to the south-west and has regular trains to London's Liverpool Street station, scheduled to take just over the hour. There is also a railway station at Campsea Ashe, 3 miles, with connecting trains to Ipswich.

Description

1 Red House Farm Cottages is a semi detached period property of red brick construction under a tiled roof. A front door leads to a porch and in turn an entrance hall where stairs rise to the first floor landing. A door leads to the sitting room. This has a window to the front of the property and a door through to the kitchen. This is fitted with high and low level wall units and has a window and a door to the exterior. A door opens to a utility area which has a storage cupboard and work surface. This leads to the downstairs bathroom. On the first floor are three bedrooms along with a bathroom.

Outside

The grounds extend to 0.25 acres and has off road parking. To the rear of the dwelling is a useful red brick storage building.











1 Red House Farm Cottage, Blaxhall

Approximate Gross Internal Area = 80.3 sq m / 864 sq ft

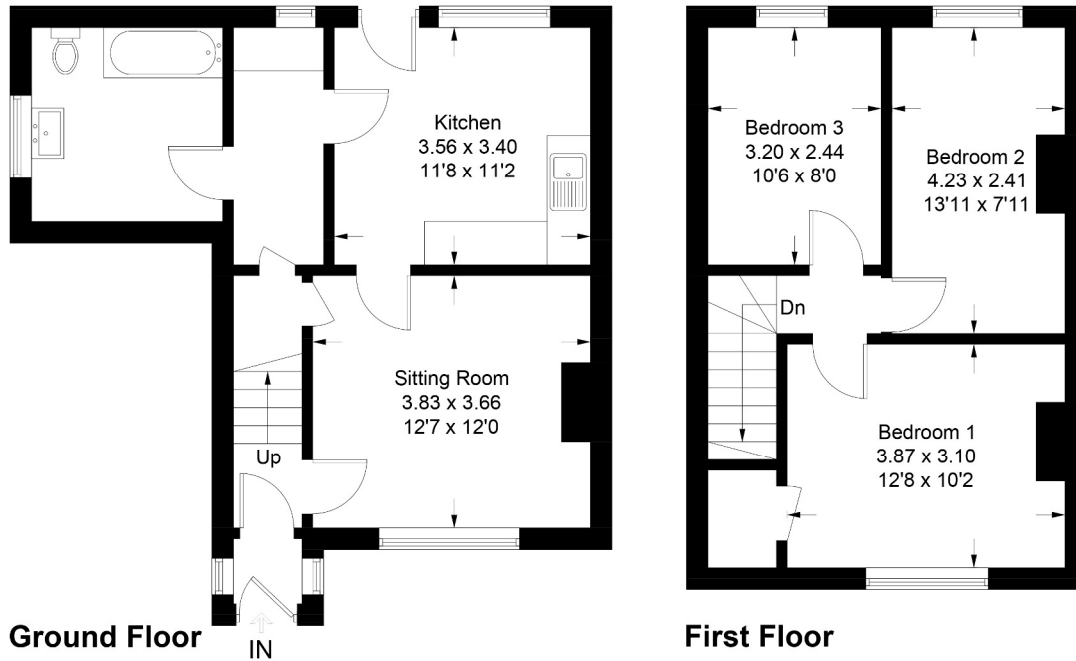


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313981)

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private drainage system. 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 = E (Copy available from the agents upon request).

Council Tax Band B; £1,787.43 payable per annum 2025/2026

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

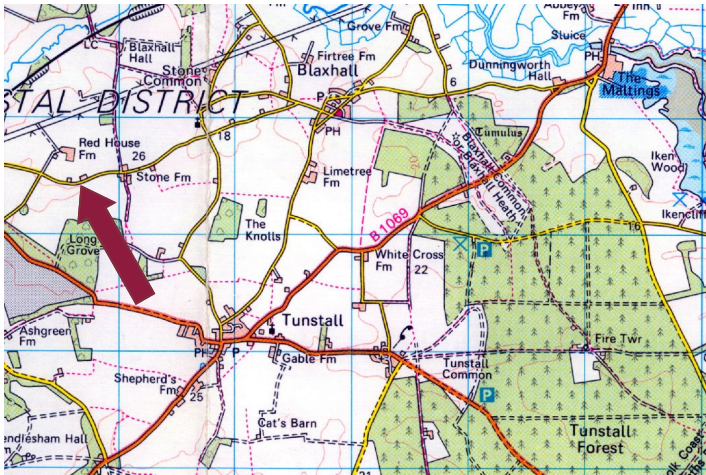
NOTES

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.

July 2026



Directions

Proceeding in a westerly direction on the A12, bypass Wickham Market and take the turning where signposted to Framlingham, Wickham Market and Orford. At the top of the slip road turn right onto the B1078 where signposted to Orford and Campsea Ashe. Continue through Campsea Ashe, and over the railway bridge, and on exiting the village turn left onto Station Road just after Ashe Park. Continue along this road for just over half a mile and the property will be found on the left hand side.

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