



Old Post Office, Mill Lane, Brandeston, Suffolk IP13 7AP

A four bedroom detached house requiring general refurbishment located within a pleasant location along Mill Lane within the village of Brandeston.

Guide Price £435,000 Freehold

P7967C



Summary

Hallway, sitting room, living room, dining room, kitchen/breakfast room, utility room and cloakroom. Bedroom one with dressing room/office and ensuite shower room, three further bedrooms and bathroom. Off road parking, carport, garage, summerhouse and gardens sheds. Rear patio garden of approximately 70' x 40'.

Location

The Old Post Office is set within the popular village of Brandeston. The village has an excellent community spirit with many events hosted at the village hall. There are also many footpaths within the vicinity, as well as playing fields, which include a tennis court. Brandeston is home to Framlingham College's Prep School. Just 6 miles to the north-east is the historic town of Framlingham which offers a comprehensive range of services and facilities including a Co-op supermarket, doctors, dentists, veterinary practice, garages, cafes, restaurants and pubs, as well as excellent schools. Within 10 miles is Woodbridge, and the county town, Ipswich, is just 15 miles. From here, there are mainline rail services to London's Liverpool Street, which takes just over the hour. The Heritage Coast at Aldeburgh is within 20 miles, with other coastal resorts such as Thorpeness, Southwold, Walberswick and Orford all within easy reach.

Description

As the name will suggest, the dwelling was previously the village Post Office. It offers spacious accommodation, particularly on the ground floor where the former shop and its stores have been incorporated into the dwelling. The main house is predominantly of brick construction under a tiled roof. There have been extensions under flat felt roofs. It is anticipated that an incoming buyer will wish to carry out a general modernisation programme.

A front door provides access to the hallway where stairs rise to the first floor landing. Off this is the sitting room, living room and dining room. The dual aspect sitting room has a bay window to the front and a further window to the side. There is a brick fireplace with shelving on both sides. The living room was the former post office, and this has a bay window to the front, a window to the rear as well as an exterior door to the carport.



There is a brick-built fireplace with a wood burning stove. A door leads to an inner lobby with handwash basin and a door to the utility room and dining room as well as the cloakroom with WC. The spacious utility room which was the post office stores has a door to the exterior, windows to the rear and side, a butler sink, space and plumbing for a washing machine and fridge, as well as a range of high and low level wall units. The dining room is divided into two sections and has sliding doors leading to the rear patio. There are two doorways leading to the kitchen/breakfast room. The kitchen area has high and low level wall units with a double electric oven, space and plumbing for a dishwasher and fridge. There is also a one and a half bowl stainless steel sink and hob. There are windows to the rear, side and a stable style door to the garden. In the breakfast room there is an oil-fired Rayburn stove which also serves some radiators.

From the first floor landing is access to the bedrooms and bathroom. Bedroom one is a double with wardrobes with mirrored doors to the front. There is a window to the front of the property and a cupboard housing the hot water cylinder and water tank. A door leads to a dressing room/cot room/study which has a window to the side, hatch to the roof space and a door to an ensuite shower room. This comprises of a WC, shower and handwash basin with cupboards below. There is a window to the rear of the property. Bedroom two is a dual aspect double with a window to the front and side as well as a blocked fireplace with cast iron grate. There is a hatch to the roof space. The bathroom comprises a WC, bidet, bath and handwash basin with a cupboard below as well as a window with obscured glazing to the front. Bedroom three is a double with window to the rear and is a walk through to the dual aspect fourth bedroom. This can be used as a double.

Outside

To the front of the property is off road parking for a number of vehicles and access to the side where there is a carport which leads to the garage. This measures 20' x 9' 9". It has an up and over door to the front, a window to the rear and a door to the garden. The rear garden is accessed via one side of the house where there is a patio area and steps leading up to a further patio and the lawn. This has beds on both sides as well as attractive trees including a Willow. The rear garden measures approximately 70' x 40' and contains a summerhouse and garden sheds.









The Old Post Office, Brandeston

Approximate Gross Internal Area = 175.8 sq m / 1892 sq ft
Garage = 18.7 sq m / 201 sq ft
Total = 194.5 sq m / 2093 sq ft



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Directions

Proceed into Brandeston via Kettleburgh. Proceed past Mutton Lane on the right and enter into the main part of the village passing the entrance to the village hall on the left. Mill Lane is the next lane on the right hand side. Proceed down the lane where Old Post Office will be found on the left hand side. What3Words app: [///falls.fewer.documents](https://www.what3words.com/@@@falls.fewer.documents)

Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage. Night storage heaters along with an oil fired Rayburn which serves some radiators.

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: £2,783.34 payable per annum 2026/2027

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.

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