



The Wolery, Mill Lane, Marlesford, Suffolk IP13 0AJ

A three-bedroom detached period cottage in need of renovation and refurbishment, located in the popular village of Marlesford within easy reach of the Heritage Coast.

Guide Price £265,000 Freehold

P7958B



Summary

Entrance hall, kitchen, dining room, sitting room, ground floor bathroom and separate WC.

Three first floor bedrooms.

Rear garden.

Single attached garage and off-road parking for three vehicles.

Location

The property is located in the popular village of Marlesford, which benefits from an antique centre, Marlesford Mill Antiques, a farm shop & café, village hall and St Andrew's Church. This picturesque village is situated about two miles north of the small town of Wickham Market and about fourteen miles north of the county town of Ipswich. It has easy access to the A12, which links Woodbridge, Ipswich, London and the south. Within the nearby village of Wickham Market is a Co-op supermarket and a number of shops and services grouped around the Market Square. There is a railway station at nearby Campsea Ashe with trains to Ipswich and on to London which take just over the hour. The historic market town of Framlingham lies about five miles to the northwest, with its good choice of schooling in both the state and private sectors. Woodbridge, on the banks of the River Deben, with its further choice of schooling lies about eight miles to the south. Local tourist attractions, such as Easton Farm Park, Snape Maltings, Framlingham Castle and Sutton Hoo, are all within a ten mile radius. The coast at Aldeburgh and Thorpeness is just eleven miles away.

Description

The Wolery is a charming three-bedroom detached timber framed period property which is now in need of a schedule of renovation and refurbishment throughout. The property currently retains many of its original features including beam studwork and brick laid flooring in the dining room. It is known that the property was extended in the 1970s with a single storey extension across the rear which provides for the kitchen and bathroom. It is also thought that the garage was added at this time.





The accommodation is well laid out over two floors comprising a sitting room with woodburning stove, separate dining room, kitchen, ground floor bathroom and separate WC. On the first floor there are three good size bedrooms.

The property occupies a generous and pretty corner plot on the outskirts of the village, recessed from the road where there is a driveway leading to a single garage and to the side of this is an area providing further off-road parking and/or storage.

The property benefits from oil-fired central heating and double glazing throughout.

Outside

To the rear of the property is a good size cottage style garden which is mainly laid to lawn with a terrace immediately behind the property and open farmland views to rear. In addition, the property has a static caravan which is hardwired with electricity and water and provides three bedrooms, a shower room with WC, kitchenette and a sitting/dining room with woodburning stove and bottled LPG connected.





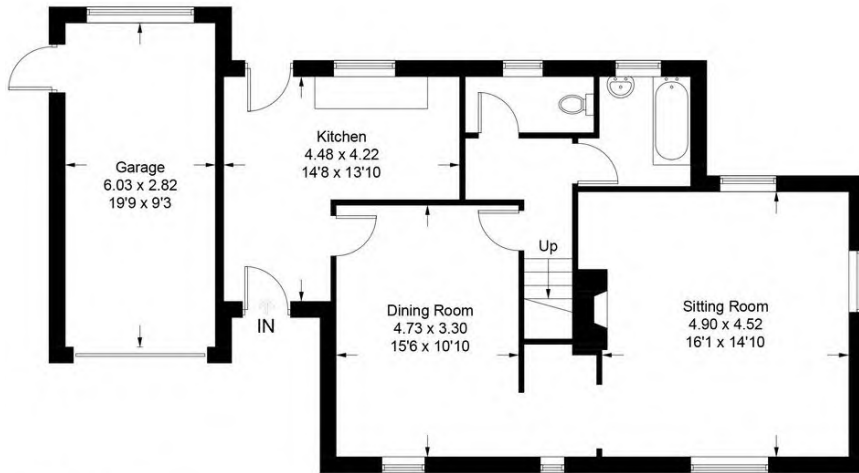


The Wolery, Marlesford

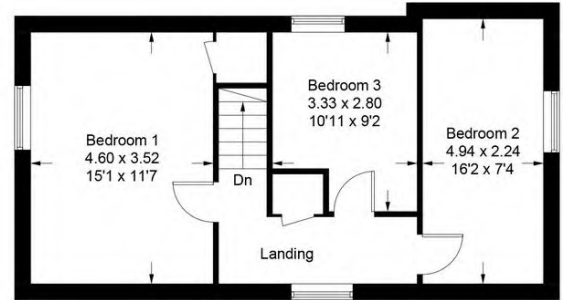
Approximate Gross Internal Area = 116.0 sq m / 1249 sq ft

Garage = 17.1 sq m / 184 sq ft

Total = 133.1 sq m / 1433 sq ft



Ground Floor



First Floor

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Directions

From Framlingham, proceed out of the town in a southerly direction towards Wickham Market on the B1116. Upon entering the village of Parham take the first turning on your left over a bridge, bear right at the corner and proceed past the church on your right hand side and up the hill. Continue on this road for approximately one mile. At the T-junction, turn right and continue along this road for one mile. Entering the village of Marlesford, bear left and take your next left into Mill Lane which is signposted The Slades and the property can be found immediately on the right.

For those using the What3Words app: /// hopes.fidgeting.spurled

Viewing Strictly by appointment with the agent.

Services Mains electricity and water. Oil-fired central heating system. Private drainage to septic tank. (Whilst it is understood that the septic tank works in a satisfactory manner, it is unlikely to comply with the Modern General Binding Rules. A buyer may wish to budget to install a new Sewage Treatment Plant. The cost of this has been taken into account within the guide price).

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 D: £2,308.59 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.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. It is advised that anyone requiring a mortgage should check the construction criteria with their chosen lender.

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