

A pretty, two bedroom semi-detached cottage standing in an idyllic location along a small country lane, surrounded by undulating farmland.



Guide Price

£300,000

Freehold

Ref: P7831/C

Address

2 Clay Hill Farm Cottages
Clay Hill
Dennington
Suffolk
IP13 9JQ



Reception hall, cloakroom, kitchen/breakfast room, sitting room and dining room.

Two first floor bedrooms and shower room.

Off-road parking.

South and east facing gardens.

Contact Us



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www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

The property is situated in a particularly pleasant rural location along a small country lane within the parish of Dennington. The village itself is 1 mile. This benefits from a playgroup, primary school, excellent dining pub, The Dennington Queen and a café. The historic market town of Framlingham is 3 miles. This has day-to-day facilities including excellent schooling in both the state and private sector as well as shops and pubs and a fine, Norman Castle.

The Heritage Coast is within 15 miles with popular coastal towns and villages such as Aldeburgh, Thorpeness, Walberswick and Southwold. Saxmundham, with its railway station and Tesco and Waitrose supermarkets is about a 20 minutes drive. Heading west, the A1120 provides good access to the A14 which leads to Bury St Edmunds, Cambridge and the Midlands beyond. The county town of Ipswich is approximately 20 miles to the south-west and from here there are trains to London's Liverpool Street station scheduled to take just over an hour.

Description

Number 2 is a charming period semi-detached cottage of timber frame construction under a pantile roof. It is understood not to be Listed. Over the last circa half century, extensions have been added and the cottage now offers well laid out accommodation, particularly on the ground floor where there is a sitting room, dining room, kitchen/breakfast room, hall and cloakroom. On the first floor are two bedrooms and a shower room. The property is heated by a propane gas-fired combi boiler.

A gable end door provides access to the reception hall. This has brick flooring, east facing window and a door to a cloakroom with a WC, handwash basin and north facing window. Adjacent is an inner lobby with built-in cupboards and access to the kitchen/breakfast room. This has high and low-level wall units and space and plumbing for an electric oven, dishwasher and washing machine. There is a double stainless steel sink and drainer and two north facing windows with fine views. In addition is the wall mounted boiler and space for a fridge freezer. It has brick flooring. A door opens to the sitting room. This is a particularly well proportioned room with a wealth of exposed beams and south facing window overlooking part of the garden and beyond. There is a brick fireplace with surround which is home to a glass fronted woodburning stove. Stairs rise to the first floor landing and open studwork and a step leads down to the dining room. This is dual aspect with large south and east facing windows and French doors that open onto the garden.

On the first floor landing is a built-in airing cupboard with radiator and doors off to the two bedrooms and shower room. Bedroom one is a double with exposed timbers and south facing window with field views. It has both a built-in and fitted wardrobe. Bedroom two has an east facing window with countryside views and alcove which is home to a hanging rail with shelf. The shower room which was refitted in 2024 comprises a shower, WC, handwash basin and built-in cupboards. It has a north facing window with particularly lovely undulating views.

Outside

The property is approached from the lane onto a driveway shared with the neighbouring cottage. Adjacent to this is parking for two vehicles and here there is also the propane gas tank and a garden shed. The main gardens of the cottage lie to the south and east of the dwelling and are laid to grass. They contain a pond and a number of flowerbeds as well as trees. It is enclosed by hedging. The ground extend to approximately 0.17 acres.









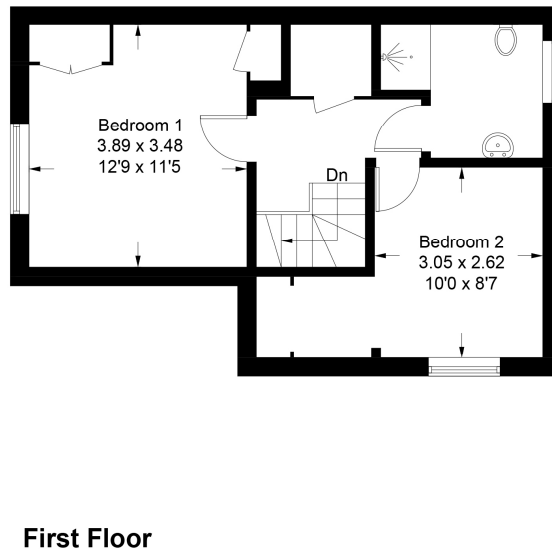
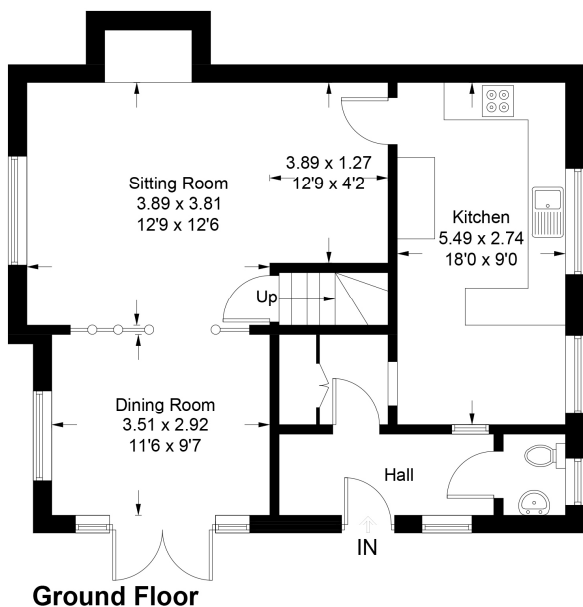




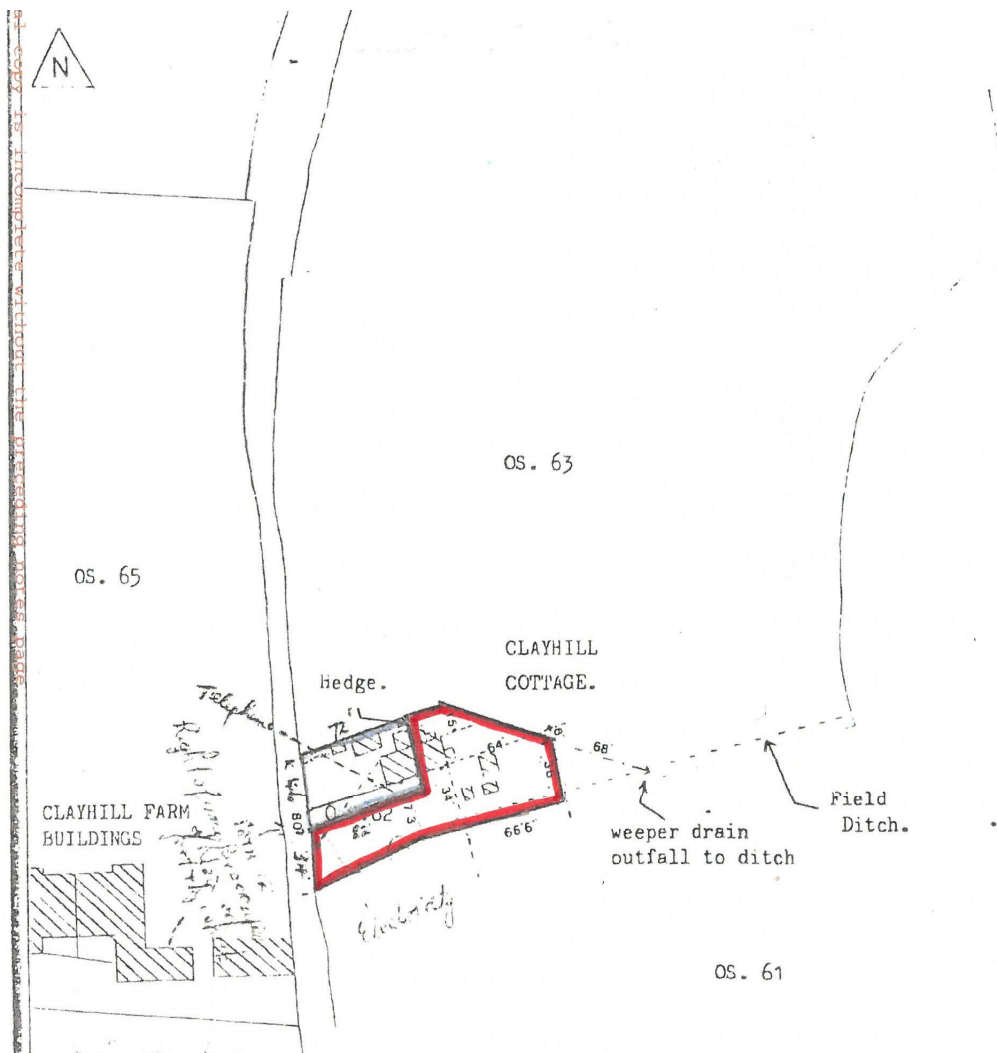


2 Clay Hill Farm Cottages, Dennington

Approximate Gross Internal Area = 99.3 sq m / 1069 sq ft



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Produced for Clarke and Simpson



Viewing Strictly by appointment with the agent.

Services

- Mains electricity
- Mains water (there is a metered supply which comes to both 1 & 2 Clay Hill Farm Cottages). The bill goes to number 1 and the owners of number 2 pay 50% of the bill. Should a buyer wish to have a more formal arrangement, it is envisaged that a sub-meter could be installed between number 1 and 2 with the owner of number 2 paying the owner of number 1 at the prevailing rate.
- Propane gas-fired central heating.
- Private drainage system (numbers 1 & 2 share a septic tank with the system being located within the grounds of number 2. Each household pays 50% of the cost of emptying. It should be noted that whilst it is believed that the septic tank works satisfactorily a buyer may wish to budget to install a new sewage treatment plant and 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> - the vendor uses Fram Broadband for internet.

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; £2,285.76 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

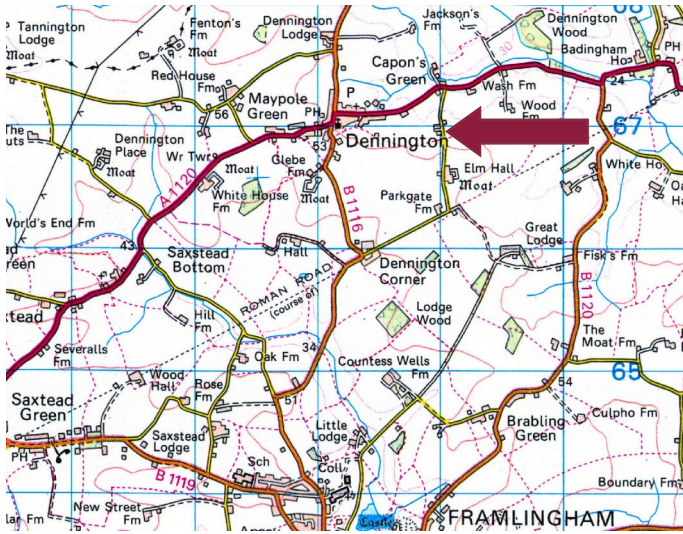
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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. Royal Mail deems the postal address to be Framlingham rather than Dennington. However, the property is officially located within the parish of Dennington. It should be noted that Land Registry refer to the property as 2 Clay Hall Farm Cottages, Clay Hills, Framlingham, Woodbridge, IP13 9JQ.

April 2026



Directions

From Framlingham proceed in a northerly direction on the B1116 towards Dennington. Before reaching Dennington, turn right onto the small lane and proceed along this and bear to the left. Before reaching the A1120, the cottage will be found on the right hand side. Parking is on the right just beyond the gates.

What3Words: ///fried.vanilla.crouching



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