



THE
LARK
PARTNERSHIP



Little Glemham | Woodbridge

Rural tranquillity...

Nestled in the heart of the picturesque Suffolk countryside, this charming Grade II Listed cottage, dating back to 1779, offers a wonderful blend of period character and rural tranquillity. Set within approximately 0.35 acres of private, unoverlooked gardens, the property extends to around 1,285 sq ft for the main house, complemented by a substantial 410 sq ft outbuilding with exciting potential (subject to permissions). Rich in original features and offering versatile accommodation across three floors, this delightful home presents an opportunity to enjoy both heritage and modern country living.

The ground floor welcomes you via an entrance hall with useful cupboard storage, leading into a cosy sitting room featuring a log burner, perfect for colder months. The room benefits from double glazing alongside secondary glazing, with charming alcove storage.

The kitchen/dining room offers a practical and sociable space, complete with slate flooring, room for a freestanding oven, and an under-stairs cupboard, while retaining traditional character through its single-glazed windows. To the rear, a boot room/utility provides excellent functionality, with space and plumbing for white goods, including a washing machine, tumble dryer, dishwasher, and an American-style fridge/freezer. This space also offers access to the garden.





Location...

Externally, the property truly excels. The gardens extend to approximately 0.35 acres and enjoy a peaceful setting backing onto open fields, ensuring a high degree of privacy and a wonderful rural outlook. The outbuilding, with power, light, and water connected, is divided into multiple areas including a workshop, offering superb versatility. Notably, pre-application advice was obtained in May 2025 from East Suffolk Council (Ref: DC/25/1773/PREAPP) regarding conversion into a one-bedroom annexe, presenting exciting future potential.

Situated in the sought-after village of Little Glemham, the property benefits from a quintessential village setting with amenities including the well-regarded local pub, The Lion Inn, and the nearby Glemham Hall, a beautiful country house hosting events such as FolkEast and Classics at Glemham. The nearby village of Wickham Market, just three miles away, offers a range of everyday amenities including a doctors' surgery, Co-op, independent shops, cafés, and a popular Saturday market. Rail services are available from Campsea Ashe station, providing convenient links to Woodbridge (approximately 12 minutes), Ipswich (around 30 minutes), and direct services to London Liverpool Street in approximately 1 hour 40 minutes.

The charming riverside town of Woodbridge lies approximately eight miles away, offering an array of boutique shops, restaurants, and leisure facilities, while the renowned coastal town of Aldeburgh, just ten miles distant, provides beautiful beaches, independent shops, and a vibrant cultural scene.

This delightful period home offers an idyllic balance of countryside living, character features, and accessibility, making it a truly special place to call home.

Full Of Character...

Upstairs, the first floor comprises two well-proportioned bedrooms. The principal bedroom enjoys generous proportions, while the second bedroom also offers ample space alongside built-in storage and a cupboard housing the hot water tank. The bathroom is fitted with a bath and shower over, WC, and wash basin, complemented by a heated towel rail and a double-glazed window.

The second floor offers two interconnecting rooms, both capable of accommodating double beds, providing flexible accommodation ideal for guest rooms, hobbies, or home working. This level features charming character with more restricted head height, adding to the cottage's unique appeal, including a feature fireplace and additional storage.





Key Information:

LOCAL SCHOOLS:

- Wickham Market Primary School, 3 Miles, Rated Good
- Benhall St Marys Primary School- 4 Miles, Rated Good
- Easton Primary School, 4.8 Miles, Rated Good
- Farlingaye High School, Woodbridge, 8.2 Miles, Rated Good
- Thomas Mills High School and Sixth Form, Framlingham, 6.4 miles, Rated Good
- Framlingham College: Independent Day & Boarding School, 6.6 Miles Away
- Woodbridge School: Independent Day and Boarding School, 8.2 Miles Away

LOCAL AUTHORITY:

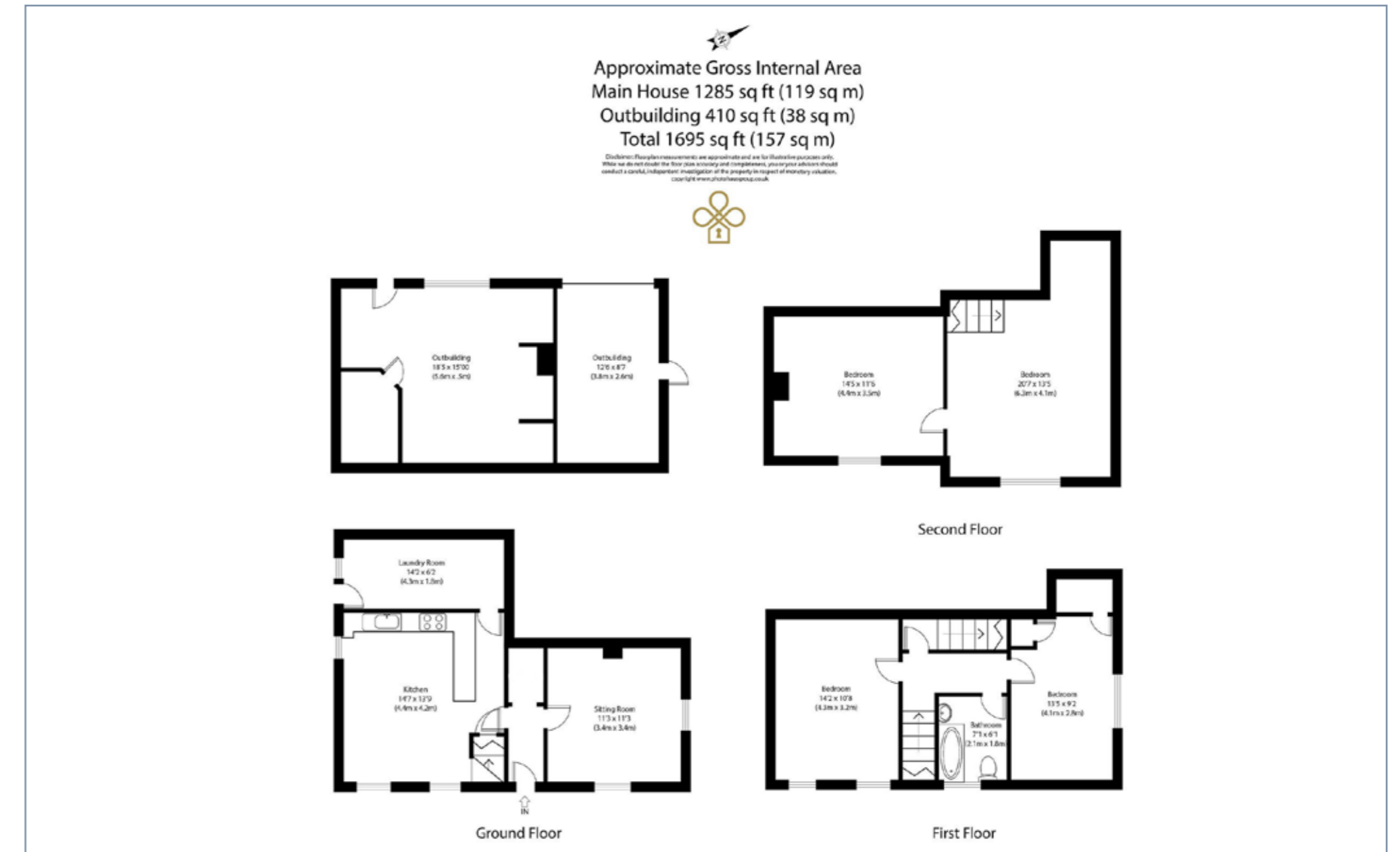
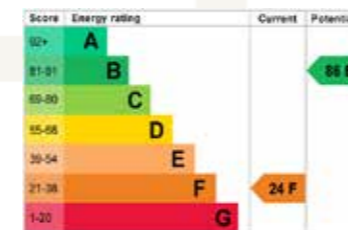
East Suffolk Council
Council Tax Band C

TENURE:

Freehold

SERVICES:

Heating Type Electric
Electricity Mains
Water Mains
Sewerage Septic Tank



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