

*A Grade II Listed, principal village house with good range of outbuildings and grounds of over 3 acres, in an accessible location between Framlingham and Wickham Market.*



#### Guide Price

£745,000

Freehold

Ref: P7906/J

#### Address

Willoughby House  
Parham  
Woodbridge  
Suffolk  
IP13 9LZ



Dining hall, sitting room, drawing room, kitchen/breakfast room, utility room, cloakroom and shower room.

Three double bedrooms and bathroom on the first floor.

Two attic bedrooms (one walk-through) and attic storeroom on the second floor.

Cart lodge, wood store, games room/office and storeroom.

Summerhouse and patio area. Greenhouse and garden store. Generous shingled driveway and delightful gardens and grounds of over 3 acres (1.28Ha).

#### Contact Us



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email@clarkeandsimpson.co.uk  
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And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

Willoughby House will be found in the centre of the well regarded and accessible village of Parham, between Framlingham and Wickham Market. Framlingham is perhaps best known for its historic castle and highly regarded public school, Framlingham College. The town offers a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre, Sir Robert Hitcham's Primary School and Thomas Mills High School.

The Heritage Coast is just a short drive away and offers picturesque beaches, sailing facilities, stunning forest walks, cycle rides and popular public houses. The world famous Snape Maltings Concert Hall is within easy reach (8½ miles), and there is also bird watching at the RSPB centre at Minmere (15½ miles). For the commuter, Parham offers good road links via the A12. There is also a nearby railway station located at Campsea Ashe, near Wickham Market, with regular trains to London Liverpool Street via Ipswich.

## Description

Willoughby House is a Grade II Listed, principal village house, that offers a good range of outbuildings together with delightful gardens and grounds of approximately 3 acres, in an accessible location between Framlingham and Wickham Market.

According to the Listing Schedule, Willoughby House dates from the 17th Century and is of timber frame construction with rendered and colourwashed elevations set beneath plintile and slate roofs.

Willoughby House offers a very good amount of accommodation, extending to nearly 3,000 sq. ft (260 sqm) in all. On the ground floor the front door opens into the dining hall with principal staircase to the first floor and with doors leading off to the sitting room and kitchen/breakfast room. The focal point of the sitting room is the substantial open brick fireplace, which houses a woodburning stove, and this links well, via an inner hallway with a secondary staircase and cloakroom off, to the drawing room, which is a wonderfully atmospheric reception room with Victorian iron hob fireplace and French doors that open out onto the terrace and gardens.

The kitchen/breakfast room is the heart of the house, and has been refurbished in recent years by the current vendors. The bespoke kitchen units were all handmade, and benefit from Quartz worksurfaces, with the chimney retained that is sufficiently large enough to accommodate a range cooker or similar. The island unit and breakfast table were also cleverly designed, and are attached to one another. From here there is direct access to the delightful garden and grounds, together with doors to the practical utility room and refurbished shower room.

On the first floor there is a generous landing area, which can also be accessed via the secondary staircase. From here there is access to the three good size double bedrooms and family bathroom. On the second floor there are the two attic bedrooms (one walk-through) and a useful attic storage room.

## Outside

There is a generous shingled driveway, beside which is the former stables that now offer cart lodge and ancillary storage, together with a games room/office if required. To the rear of Willoughby House are the delightful gardens and grounds. Facing in a south-easterly direction, the gardens enjoy the direct sun throughout the morning, and parts of the garden during the latter part of the day. Immediately adjoining the rear of the property is a terraced area, set beneath a pergola supporting a maturing vine, that can be directly accessed from the drawing room. Beyond this is the gardens and grounds, which are predominantly laid to grass for ease of maintenance, but interspersed with a number of mature trees and shrubs. There is also the vegetable patch, which is enclosed within established beach hedging. The garden benefits from a number of outbuildings including the summerhouse with patio area, a greenhouse, together with timber frame and brick built storage sheds.

Beyond the formal gardens is a small pond and a former paddock, which is now used as a football pitch and 'mini golf' range. This area is interspersed with a number of mature trees and backs onto the River Ore, with direct views of St Mary's Church across the adjacent field. The former paddock benefits from its own independent vehicular access beside Willoughby House for ease of maintenance.

In all, the gardens and grounds extend to approximately 3.14 acres (1.27 hectares).







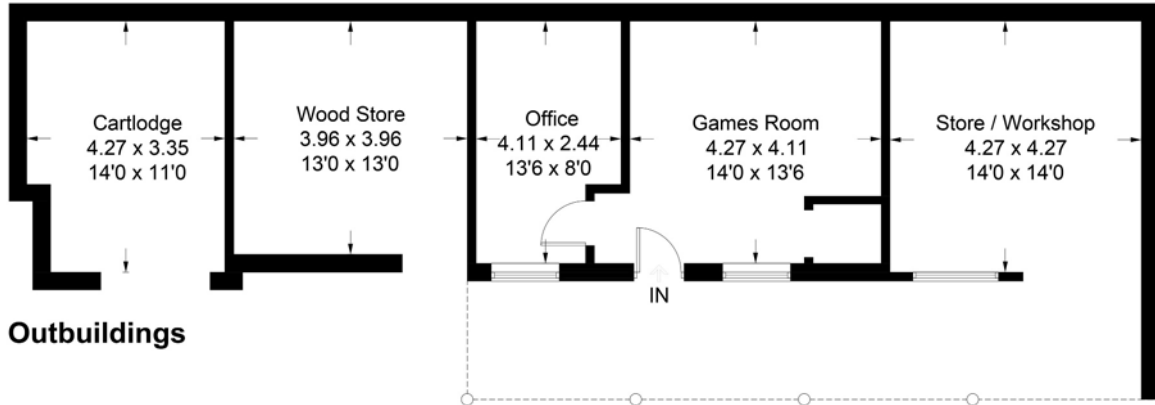






# Outbuildings at Willoughby

Approximate Gross Internal Area = 77.3 sq m / 832 sq ft

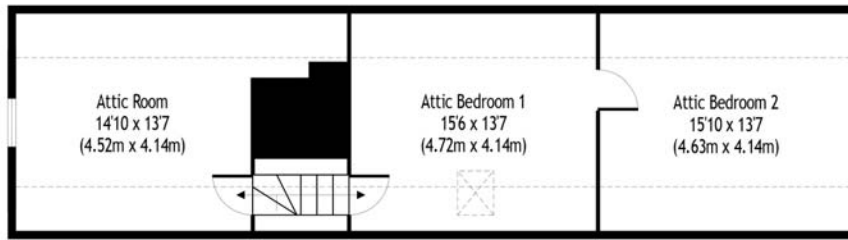


**Outbuildings**

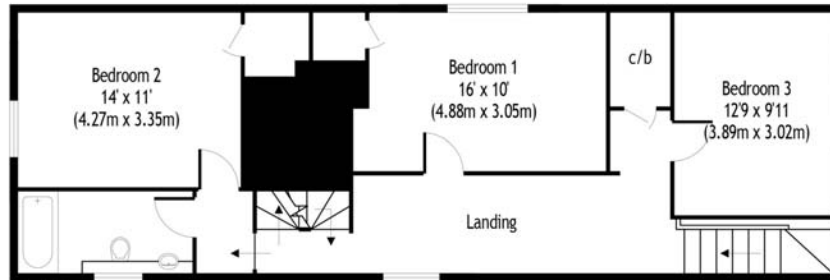
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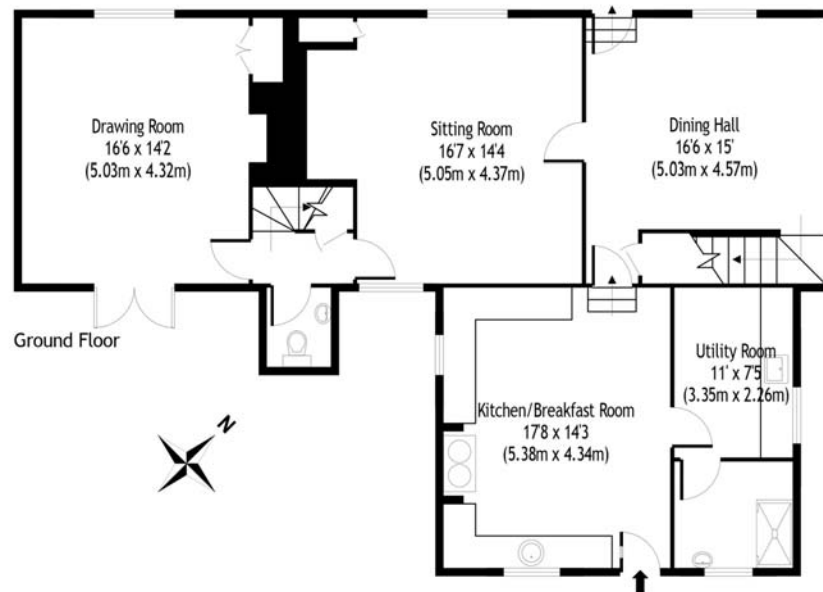
Willoughby House, Parham  
Approx. Gross Internal Floor Area - 2759 Sq ft / 256 Sq M



Second Floor



First Floor



Ground Floor

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*Viewing* Strictly by appointment with the agent.

*Services* Mains electricity and water. Private drainage system (whilst it is believed that the septic tank works in a satisfactory manner, it is unlikely to comply with the modern regulations and a buyer will wish to budget to install a new sewage treatment plant. This cost has been taken into account within the guide price). Oil-fired boiler serving the central heating and hot water systems.

*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>

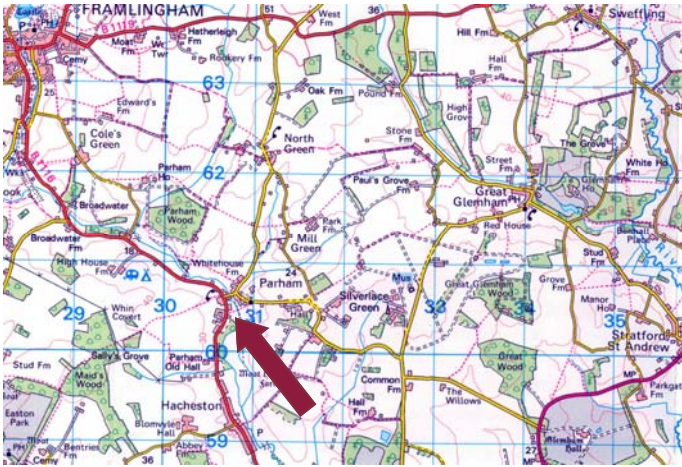
*Council Tax* Band F; £3,326.70 payable per annum 2026/2027

*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. In recent years the vendors have added a temporary rear porch without Listed Building Consent. This can be removed by prospective purchasers if required.

*May 2026*



## Directions

From Framlingham, proceed out of the town in a southerly direction towards Wickham Market on the B1116. Upon entering the village of Parham, proceed past the turning on the left and Willoughby House will be found a short way along on the left hand side.

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