Chartered Surveyors / Estate Agents

Clarke & Simpson

A semi detached three bedroom red brick cottage standing in a highly desirable rural location within the Parish of Blaxhall.



Guide Price

£285,000

Freehold

Ref: P7941/2/C

Address

2 Red House Farm Cottages
Station Road
Blaxhall
Suffolk
IP12 2DG







Porch, sitting room, kitchen, hallway and downstairs bathroom.
Three first floor bedrooms.
Off road parking, gardens and store sheds. In all, approximately 0.25 acres.

Contact Us

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www.clarkeandsimpson.co.uk

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

Location

2 Red House Farm Cottages will be found to the west of the highly desirable village of Blaxhall, set along Station Road, a small country lane. The village benefits from a public house, the Ship Inn, which is well respected and offers homemade food, real ales and bed and breakfast accommodation. From the cottage there is easy access to Blaxhall Heath and into Tunstall Forest. Blaxhall also has a large playing field with an assortment of children's play equipment.

The village is approximately 8 miles from the coast, with the closest town being Aldeburgh. The internationally renowned Snape Maltings Concert Hall can be found within 2 miles and there are other unspoilt villages and towns in close proximity, such as Dunwich and Orford (with its magnificent castle). Southwold is approximately 20 miles from Blaxhall and is home to the Adnams Brewery. There is a primary school at Snape, 2½ miles, and Farlingaye High School in Woodbridge, 8 miles, is highly regarded. There are also public schools in Woodbridge and Framlingham, both of which are about 8½ miles from the property.

The county town of Ipswich lies about 17 miles to the south-west and has regular trains to London's Liverpool Street station, scheduled to take just over the hour. There is also a railway station at Campsea Ashe, 3 miles, with connecting trains to Ipswich.

Description

2 Red House Farm Cottages is a semi detached period property of red brick construction under a tiled roof. A front door leads to a porch and in turn an entrance hall where stairs rise to the first floor landing. A door leads to the sitting room. This has a brick fireplace with wood burning stove, flanked on both sides by built in cupboards and shelves. There is a window to the front of the property and an understairs storage alcove. A door leads to the kitchen. This has been fitted with a modern range of high and low level wall units with an integrated electric oven, halogen hob and fridge freezer. There is space and plumbing for a washing machine. In addition there is a wood block work surface with a one and a half bowl sink and windows overlooking the rear courtyard. A door leads to a rear hallway where there is a useful cloak cupboard, a door to the exterior and further door leading to the bathroom. This spacious room comprises a shower, bath, WC and handwash basin. There is a window to one side.

From the first floor landing there are doors to the three bedrooms. All can be used as doubles with the principal bedroom having a window that enjoys fine views over open countryside. There is a cast iron fireplace and built-in wardrobe. Bedroom two has a cast iron fireplace and a window to the rear. The third bedroom has a window to the rear of the property.

Outside

The Cottage sits in extensive gardens extending to approximately 0.25 acres which is predominately laid to lawn and enclosed by fencing and hedging. There is ample off road parking.





















2 Red House Farm Cottages, Blaxhall

Approximate Gross Internal Area = 83.2 sq m / 895 sq ft

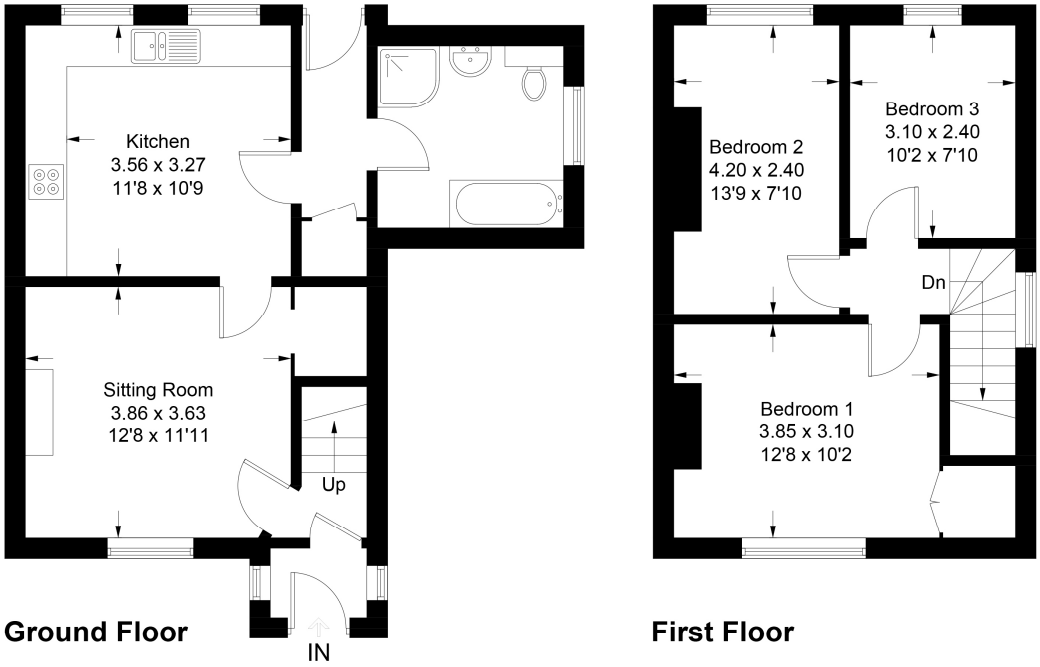


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1324512)

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Shared private drainage system. Oil-fired central heating.

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 B; £1,787.43 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES

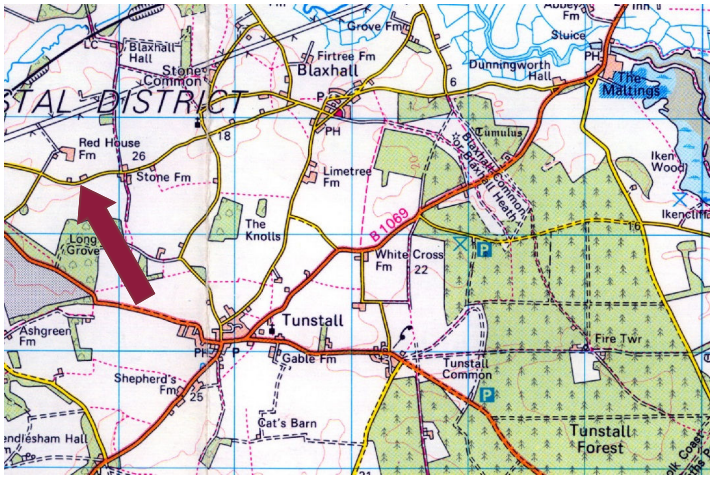
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

August 2026

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Directions

Proceeding in a westerly direction on the A12, bypass Wickham Market and take the turning where signposted to Framlingham, Wickham Market and Orford. At the top of the slip road turn right onto the B1078 where signposted to Orford and Campsea Ashe. Continue through Campsea Ashe, and over the railway bridge, and on exiting the village turn left onto Station Road just after Ashe Park. Continue along this road for just over half a mile and the property will be found on the left hand side.

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