



Beehive Cottage, The Street, Cretingham, Suffolk IP13 7BG

A charming, three-bedroom, redbrick detached cottage with rural views, located in the heart of the popular village of Cretingham, just a short drive from the market town of Framlingham.

Guide Price £580,000 Freehold

P7962MC



Summary

Entrance hall, sitting room, study, kitchen/dining room, utility room and cloakroom.

Three bedrooms and family bathroom.

Detached converted single garage. Gardens to front and rear.

Location

The property is located within the village of Cretingham, close to the church and well respected public house, The Cretingham Bell. The village of Brandeston is 1.5 miles away and is home to Framlingham College's preparatory school. Framlingham itself is just 5 miles from the property and offers a comprehensive range of services and facilities including a supermarket, doctors surgery, dentist, veterinary practice, garaging, cafes, restaurants and pubs, as well as excellent schools in both the state and private sector. The property is within 10 miles of Woodbridge, and the county town of Ipswich is just 15 miles away. From here there are railway services to London's Liverpool Street station, scheduled to take just over the hour. The Heritage Coast at Aldeburgh is within 20 miles. Other popular coastal resorts such as Thorpeness, Southwold, Walberswick and Orford are all within easy reach.

Description

Beehive Cottage is an extended three-bedroom red brick detached cottage, offering spacious accommodation arranged over two floors. The property benefits from double glazing throughout and oil-fired central heating. The front porch opens into a spacious, partly vaulted entrance hall. From here, a door leads into the sitting room which has exposed ceiling timbers and an inglenook fireplace with a recessed wood-burning stove set on a herringbone brick hearth. French doors open onto the rear patio. The triple-aspect kitchen/dining room has a Pamment tiled floor and exposed ceiling timbers. It is fitted with a handmade kitchen comprising a matching range of base units beneath English elm worktops, incorporating a recessed butler sink. There is space for a range cooker with a stainless-steel extractor hood above, together with a large central island incorporating a breakfast bar with a Carrara quartz worktop and storage beneath. The front porch opens into a spacious, partly vaulted entrance hall. From here, a door leads into the sitting room which has exposed ceiling timbers and an inglenook fireplace with a recessed wood-burning stove set on a herringbone brick hearth. French doors open onto the rear patio.





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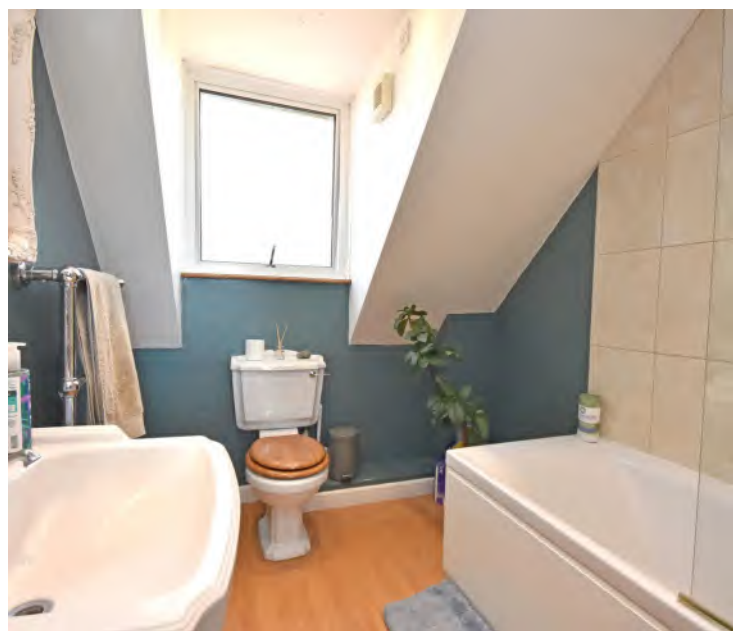
Stairs rise from the entrance hall to the first-floor landing, which provides access to the three bedrooms and family bathroom. Bedroom one is a generous double bedroom with a dormer window to the front and a further window overlooking the rear garden. It has exposed ceiling timbers and benefits from a range of fitted eaves storage. Bedroom two is a further double bedroom with windows to the front and side, together with a built-in wardrobe and storage cupboard. Bedroom three also has exposed ceiling timbers and windows to the side and rear. The bathroom comprises a bath with shower over and tiled surround, WC, hand wash basin and extractor fan.

Outside

The property is approached from the highway via a shared access leading to a private driveway serving Beehive Cottage, which provides off-road parking. To the front of the property is a landscaped gravelled garden enclosed by mature hedging and fencing. The detached single garage has recently been converted and measures approximately 19'11" x 11'7". It has power and light connected and has a roller shutter door to the front, a personnel door opening onto the rear garden and windows to the side. The space is currently utilised as a games room. A paved terrace adjoins the rear of the cottage and steps lead up to the main garden, which is interspersed with a variety of mature trees and shrubs. A timber storage shed is situated at the far end of the garden, beyond which are stunning, uninterrupted views over the surrounding countryside.













Beehive Cottage, Crettingham

Approximate Gross Internal Area = 158.9 sq m / 1710 sq ft

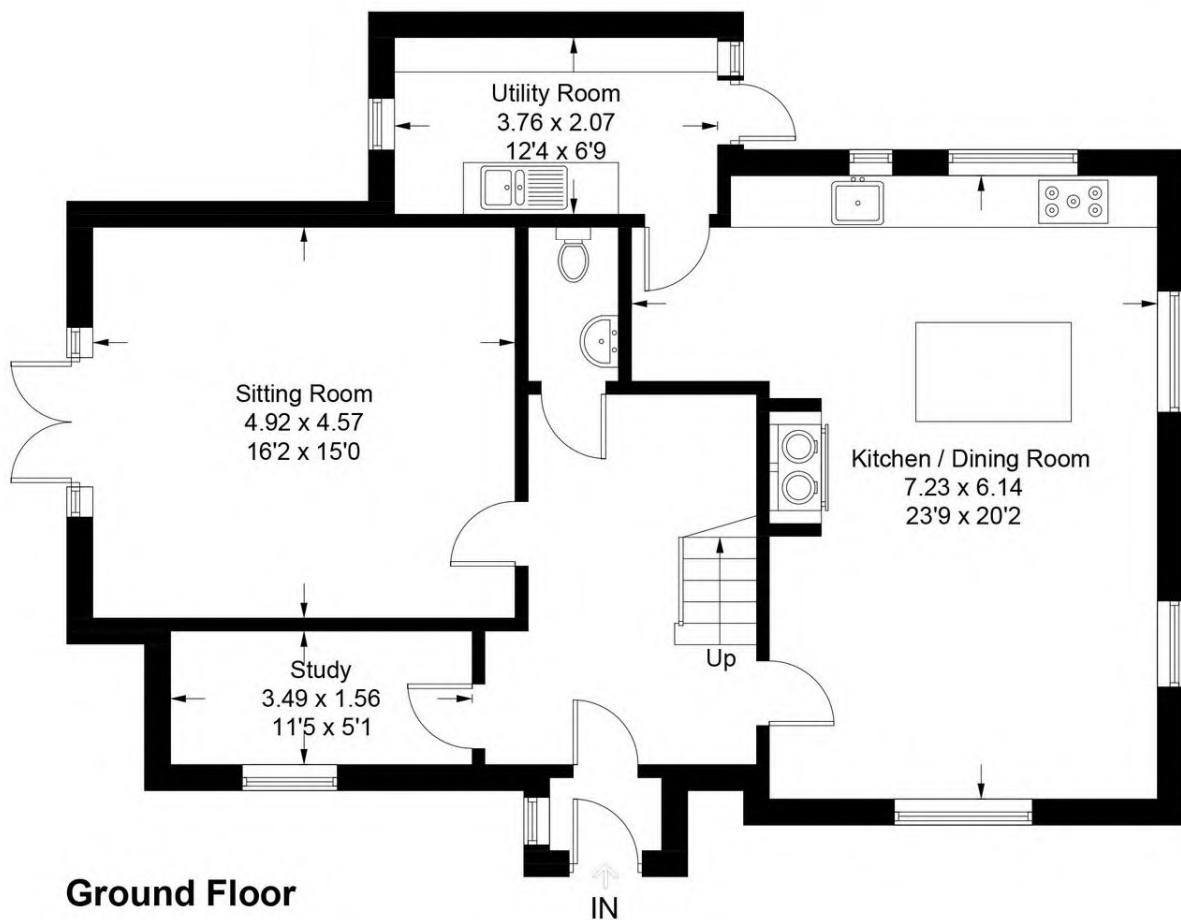
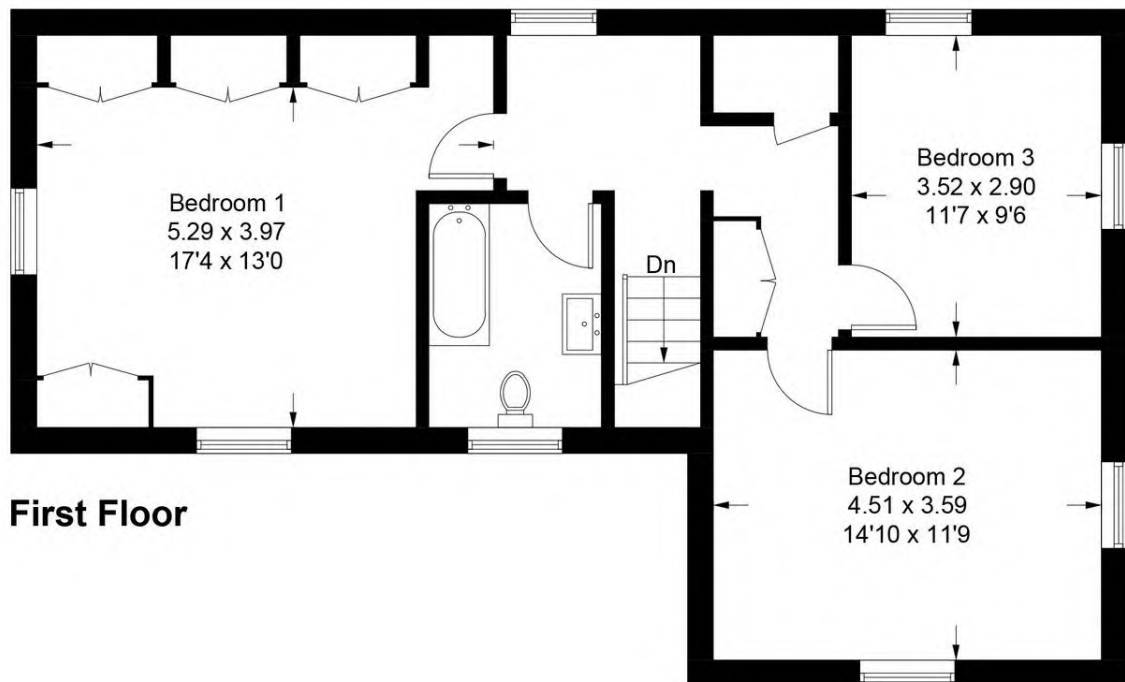


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1323477)



Directions

From Framlingham, proceed south along Station Road out of the town and take the right turning to Kettleburgh. At the junction in the village turn right and upon entering Brandeston take the left turning to Cretingham. At the crossroads with The Cretingham Bell pub on your left, turn right and Beehive Cottage will be found along The Street on the right hand side, behind the hedge, just before the church. For those using the What3Words app:///unity.brave.trappings

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. 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 = D (Copy available from the agents upon request).

Council Tax Band E: £2,747.15 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.

August 2026



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