



The Old Post Office, The Street, Framsdon, Stowmarket, Suffolk IP14 6HG

An elegantly-presented four-bedroom detached cottage situated in the picturesque rural village of Framsdon, near Debenham.

Offers In Excess Of £550,000 Freehold

P7960/B



Summary

Reception hall/study, dining room, sitting room, spacious kitchen/breakfast room, utility room and cloakroom. Principal bedroom with Jack and Jill bath and shower room, together with three further well-proportioned bedrooms. Generous, enclosed gardens with outstanding rural views to the rear. Detached garage/workshop and private driveway with ample off-road parking for several vehicles.

Location

Framsden is regarded as one of the area's most desirable villages, offering a peaceful rural setting with a thriving community centred around the village hall and the community-owned Greyhound public house. Helmingham Primary School is within walking distance, while Helmingham Hall and Wades Barn Café are easily reached by bicycle. The village also benefits from an extensive network of public footpaths. Despite its idyllic setting, Framsden is conveniently located just 3.5 miles from Debenham, 7.5 miles from Framlingham and 11 miles from Woodbridge, all offering an excellent range of shops, pubs and amenities. Debenham High School is highly regarded, with a school bus service from the village, while Framlingham College and its preparatory school at Brandeston are approximately 3.5 miles away. The Suffolk Heritage Coast, including Aldeburgh and Thorpeness, is around 20 miles away, with Snape Maltings approximately 15 miles distant. Ipswich and Stowmarket, both around 12 miles away, provide mainline rail services to London Liverpool Street.

Description

The Old Post Office, believed to date from circa 1805, was converted from the village post office in 1993 and renovated prior to the current owners' purchase. Since acquiring the property in 2016, the vendors have extensively remodelled and refurbished throughout, creating a stylish, well-appointed and beautifully presented family home. The well-planned accommodation is arranged over two floors and includes a welcoming reception hall/study and a dual-aspect sitting room featuring a red brick chimney breast with an oak bressummer, inset contemporary wood-burning stove set on pamment hearth. The kitchen/dining room is a particular highlight, offering a bright and airy space with views over the gardens and undulating farmland beyond.



The kitchen is fitted with an extensive range of matching wall and base units, incorporating useful larder units, carousel corner cupboards under Dekton work surfaces. Integrated appliances include a dishwasher, waste recycling system, twine Neff ovens and induction hob with extractor hood over.

Beyond the kitchen is a rear hall leading to a separate utility room with fitted units, space and plumbing for a washing machine and tumble dryer, views over the rear garden and adjoining cloakroom.

On the first floor, the principal bedroom benefits from Jack and Jill bath and shower room facilities, which also serves the three further well-proportioned bedrooms, comprising two doubles and a generous single.

Outside

The property is complemented by equally well-maintained gardens to the side and rear, which adjoin open farmland and enjoy wonderful rural views. Immediately to the side of the house is a generous terrace providing an ideal seating area overlooking the garden, with a further terrace to the rear.

The rear garden is predominantly laid to lawn with established shrubs, trees and borders, all enclosed by mature hedging and picket fencing. It also features raised vegetable garden with raised beds and a timber shed/store. To the front, a gravel driveway provides ample off-road parking for several vehicles and leads to a detached garage/workshop with power and light.

It should be noted that the property has recently undergone refurbishment following Storm Babet of October 2023, when the ground floor was affected by water ingress. A flood resilience survey was undertaken at the time, and the recommended measures have since been implemented.













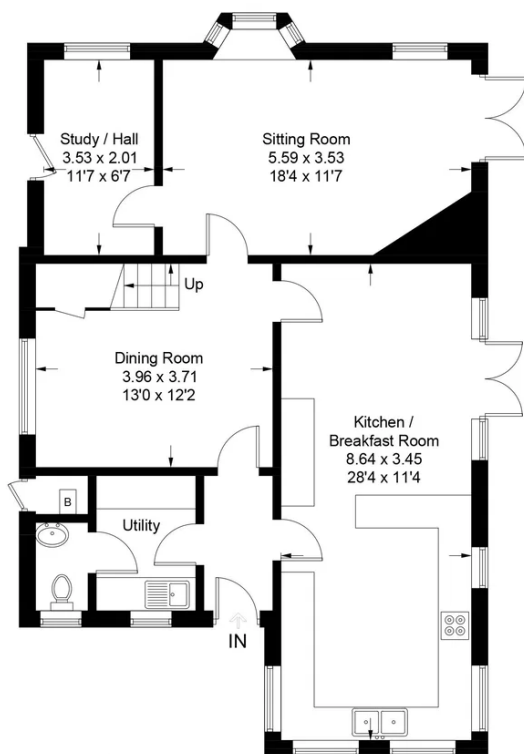


The Old Post Office Framsdén

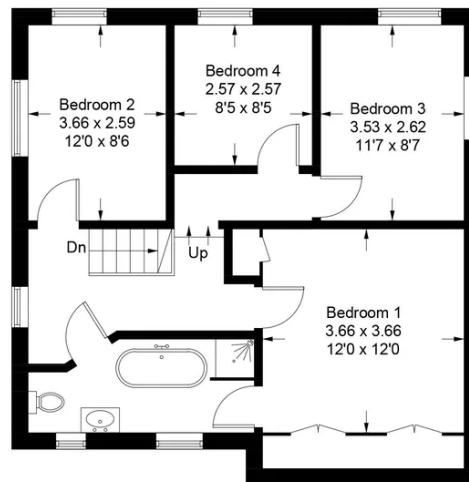
Approximate Gross Internal Area = 147.0 sq m / 1582 sq ft

Boiler Cupboard = 0.7 sq m / 7 sq ft

Total = 147.7 sq m / 1589 sq ft



Ground Floor



First Floor

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Produced for Clarke and Simpson

Directions

From Framlingham, proceed along the A1120 towards Saxtead and Earl Soham. On entering Framsdén, turn left onto the B1077, signposted towards Helmingham. Take the next left into the village and continue along the road, passing The Greyhound public house on the right. The Old Post Office will be found a short distance further along on the right-hand side, identified by a Clarke and Simpson For Sale board.

For those using the What3Words app: [///onion.coil.frozen](https://www.what3words.com/?q=onion.coil.frozen)

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Oil-fired central heating. Private drainage is via a septic tank incorporating a modern Mantair air filtration system.

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 E: £2,816.04 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. Private drainage system (the vendors have informed the agents that the septic tank works in a satisfactory manner, however, and it is likely to comply with the modern regulations). A buyer is advised to make their own enquiries in this regard.

August 2026



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