

A conveniently located three-bedroom, semi-detached house, just a short walk from the amenities of the popular market town of Framlingham.



Guide Price

£325,000

Freehold

Ref: P7950/B

Address

18 Haynings Mill
Framlingham
Suffolk
IP13 9JU



Entrance hall, sitting room, dining room, kitchen and ground floor cloakroom.

Principal bedroom with en-suite shower facilities, two further bedrooms and a family bathroom.

Enclosed gardens to front and rear.

Single detached garage and off-road parking.

No forward chain.

Contact Us



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Well Close Square
Framlingham
Suffolk IP13 9DU

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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

The property forms part of the small enclave of properties known as Haynings Mill, located just off Badingham Road. It is within easy walking distance of all Framlingham has to offer, including a good selection of independent shops and businesses, cafés, restaurants, hairdressers, antique shops, a travel agency, doctors surgery, vets and delicatessen. Framlingham is also home to the Crown Hotel, a Co-operative supermarket, Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College. The town is perhaps best known for its magnificent castle, which is managed by English Heritage. Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks into the surrounding countryside, and amenities such as golf in nearby locations such as Creetingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street, scheduled to take just over the hour.

Description

18 Haynings Mill is a three-bedroom, semi-detached house with well laid out accommodation over two floors. It benefits from enclosed gardens and off-road parking in front of a single detached garage and is conveniently located for the amenities of Framlingham.

Entering at the front into a welcoming entrance hall where there are doors off to the principal reception rooms and the cloakroom and stairs that lead to the first floor landing. The sitting room is a dual aspect room with windows to front and rear with a glazed door to the garden opening onto the terrace, laminate style flooring and a central fireplace with an open chimney with granite hearth and surround and decorative wooden mantel and surround. A door from the entrance hall also leads to the dining room with window to front, laminate style flooring and a further door that leads through to the kitchen. The kitchen has windows to rear and a partially glazed door to the garden. There is a matching range of fitted wall and base units with a twin bowl single drainer sink unit with mixer tap over inset into worktops with tiled splashbacks, four ring gas hob with electric oven under and filter hood over. There is a wall mounted gas-fired Baxi boiler and space and plumbing for a dishwasher, washing machine and further appliances. There is a useful understairs cupboard accessed from the kitchen. The downstairs cloakroom has a hidden cistern WC with wall hung basin, set in tiled surround. Stairs rise to the first floor landing where there is a window to rear and doors off to the bedrooms. There is also access to the loft and an airing cupboard with pre-lagged water cylinder and slatted shelving. Bedroom one is a generous double room with windows to rear, built-in double wardrobe and single wardrobe each with a hanging rail and shelf above. There is a door to the en-suite shower with obscured window to front, hidden cistern WC with shelf above, pedestal handwash basin with tiled splashbacks, mirror, light and shaver point above. It has a built-in shower cubicle set in tiled surround with a mains fed shower over and extractor above. Bedroom two is a further double room with window to the front and built-in double wardrobe with hanging rail and shelf above. Bedroom three is a generous single room with window to front and built-in wardrobe with hanging rail and shelf above. The family bathroom is generous in size and has a coloured suite with panelled bath with mixer tap over and shower attachment in tiled surround, wall hung basin with mixer tap over and mirror and light above, hidden cistern WC with shelf above and obscured windows to rear.

The property benefits from wooden double glazed units throughout and gas-fired central heating.

Outside

The property is approached from the highway at the front via a pathway that leads through the front garden to the front door. There is also a driveway to side providing off-road parking in front of a single detached garage. There is gated access from the side of the property to the rear garden which is a good size and is mainly laid to lawn and enclosed by panel fencing, with a paved terrace and established shrubs. A pathway leads from the side access to the personnel door of the single garage with up and over door and personnel door to rear.



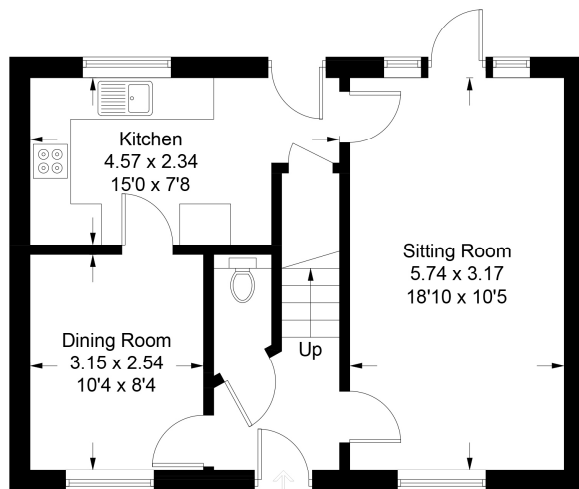




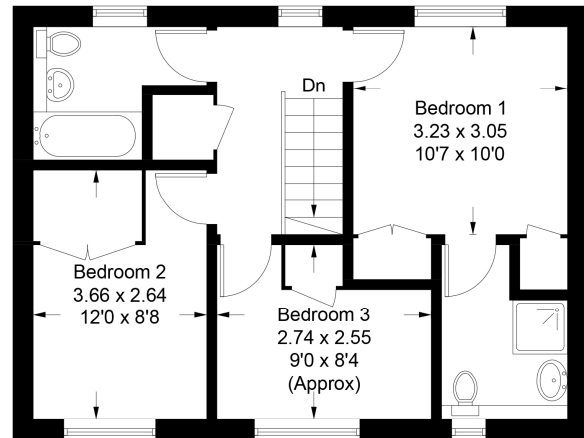


18 Haynings Mill, Framlingham

Approximate Gross Internal Area = 90.6 sq m / 975 sq ft



Ground Floor



First Floor

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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity. Gas-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 = C (Copy available from the agents upon request).

Council Tax Band D; £2,429.53 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.

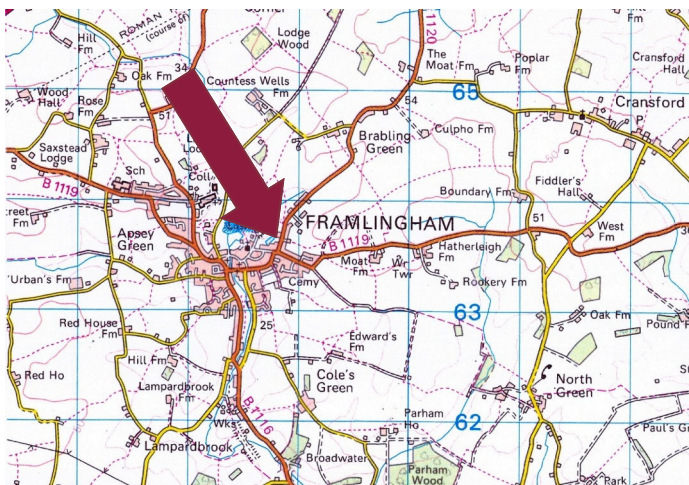
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

July 2026

Chartered Surveyors / Estate Agents

Clarke & Simpson



Directions

From the agents office in Framlingham turn left out of the office and take the first turning on your left into Fore Street. Continue to the top of Fore Street, bearing left opposite Haynings Garage into Badingham Road where the property can be found a short distance down on the left hand side identified by a Clarke and Simpson 'For Sale' board.

For those using the What3Words app:
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