

*A three bedroom semi detached house requiring refurbishment located in a pleasant rural location 4 miles from Southwold, sitting in grounds approximately 0.4 acres.*



#### Guide Price

£215,000

Freehold

Ref: P7789/2/C

#### Address

2 Nuthall Cottages

Frostenden

Nr Southwold

Suffolk

NR34 7HZ

Kitchen, sitting room, bathroom and cloakroom. Three first floor bedrooms. Substantial parking, outbuildings and gardens with field views extending in all to approximately 0.4 acres.

No forward chain.

#### Contact Us



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

## Location

2 Nuthall Cottages is situated in a particularly pleasant rural location and enjoys field views. Whilst off a small lane, the property is only 0.25 miles from a single carriageway part of the A12 making it highly convenient. From the property there are abundance of pleasant rural walks on small country lanes or footpaths. The costal town of Southwold is just 4 miles and the beach at Covehithe is 3.5 miles.

The property has excellent links to Lowestoft and Great Yarmouth to the North and Ipswich and London to the South. Southwold has a thriving high street, numerous pubs and restaurants its famous sandy beach and traditional seaside pier. The town of Beccles is 9 miles. The surrounding countryside of the Suffolk Heritage Coast is designated an Area of Outstanding Natural Beauty and includes such attractions as the nearby Dunwich Forest, Minsmere Birds Reserve, as well as Henham Park.

## Description

2 Nuthall Cottage is a semi-detached house former farm worker's dwelling. The house offers spacious accommodation and has great scope to be significantly extended. The dwelling is now in basic order and an incoming owner will wish to carry out a full refurbishment programme.

A door to the rear of the house provides access to a hallway. From here there are stairs to the first floor landing and doors lead off to the bathroom, cloakroom, kitchen, sitting room and side porch. The kitchen houses basic low level wall units with a sink and space and plumbing for a washing machine. There is a wood burning stove and pantry. The bathroom has a bath with a shower above and a handwash basin. The cloakroom has a WC. Also on the ground floor is a sitting room which is dual aspect and has windows over looking the gardens and fields beyond. There is a fireplace with Parkray Stove. From the first floor landing is access to the three bedrooms, all of which have fine views.

## Outside

The property is approached from the lane on to an area of hard standing where there is off road parking for a significant amount of vehicles. From this there is access to two store sheds/garages and the main garden of the cottage. This is mainly laid to grass and is enclosed by hedging and fencing. In total the grounds extend to approximately 0.4, acres













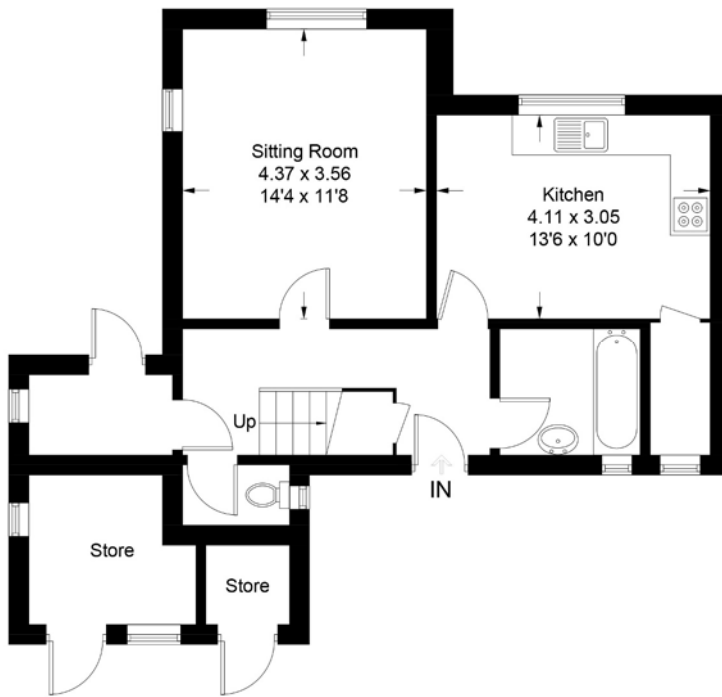


## 2 Nutthall Cottages, Frostenden

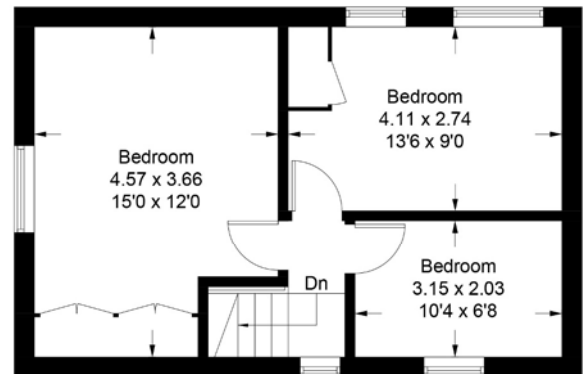
Approximate Gross Internal Area = 88.8 sq m / 956 sq ft

Stores = 7.0 sq m / 75 sq ft

Total = 95.8 sq m / 1031 sq ft



**Ground Floor**



**First Floor**

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Produced for Clarke and Simpson



*Viewing* Strictly by appointment with the agent.

*Services*

Mains electricity

Mains water - the water supply is from the main but it also serves a number of other farm properties. The sub-meter for No. 1 and 2 are located within the garden of No. 2 adjacent to the front of the house. The farmer and owner of No. 1 will have the right to enter No. 2 to read the meters and charge at the prevailing rate.

Oil-fired central heating.

Private drainage system - the septic tank is located within the grounds of No. 1 and is shared with No. 2. No. 1 and 2 will equally split the cost of maintenance/emptying the system. Whilst it is a rudimentary system it is likely to be compliant as it is believed to weep into a drainage field rather than a water course.

*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 C; £1,906.11 payable per annum 2025/2026

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

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**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.

*February 2026*



## Directions

Heading north on the A12, bypass Wangford and having passed the Plough Inn on the left hand side, take the right turn and bear to the left where Nuthall Cottages will be found a short way along on the right hand side. No. 2 is the cottage furthest from the lane.

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