

A former farm workers semi-detached cottage, standing in a lovely, convenient location within grounds of over 0.25 acres.



Guide Price

£250,000

Freehold

Ref: P7789/1/C

Address

1 Nuthall Cottages

Frostenden

Nr Southwold

Suffolk

NR34 7HZ

Sitting room, kitchen, pantry, downstairs bathroom, cloakroom and lean to garden room.
Three first floor bedrooms. Ample off road parking.
Numerous store sheds and studio. Front and rear gardens extending to approximately 0.28 acres.

No forward chain.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

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

Location

1 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 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

1 Nuthall Cottage is a semi-detached house of predominately brick construction under a tiled roof. The dwelling was built as a farm worker's dwellings and sits in a particularly special location. It benefits from UPVC double glazed windows and a oil fired central heating system.

From the parking area, a door leads into a lean to timber framed garden room. This is a useful, but basic structure with windows along one side and French doors open to the garden. A door leads to the porch that in turn opens to the hallway. From here stairs rise to the first floor landing and there is an under stairs storage cupboard as well as a door to the exterior. On the ground floor is a sitting room with a wood burning stove and sandstone hearth. A window takes full advantage of views over the front garden and beyond. Also on the ground floor is a cloakroom with WC, a bathroom with handwash basin and bath with shower above, and also the kitchen. This is fitted with high and low level wall units, a double electric oven, sink with drainer and the oil fired boiler. There is space and plumbing for a washing machine. A cupboard opens to a hidden pantry with shelving. From the first floor landing there is access to the three bedrooms. The principal bedroom has a window with field views and built in wardrobes. Bedroom Two is a double with windows to the front of the property and a built in airing cupboard. The third bedroom is a good size single with a window to the rear.

Outside

The property is approached from the lane via a driveway which provides off road parking for a number of vehicles. Adjacent to this is a building containing two stores and a studio with fitted wall units. Attached to the house is a brick store and wood shed. The main gardens lie to the front of the house and are laid to lawn. There is a feature pond. The gardens are enclosed by fencing and hedges.





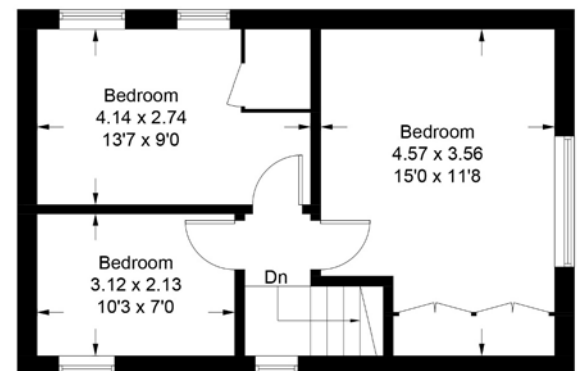
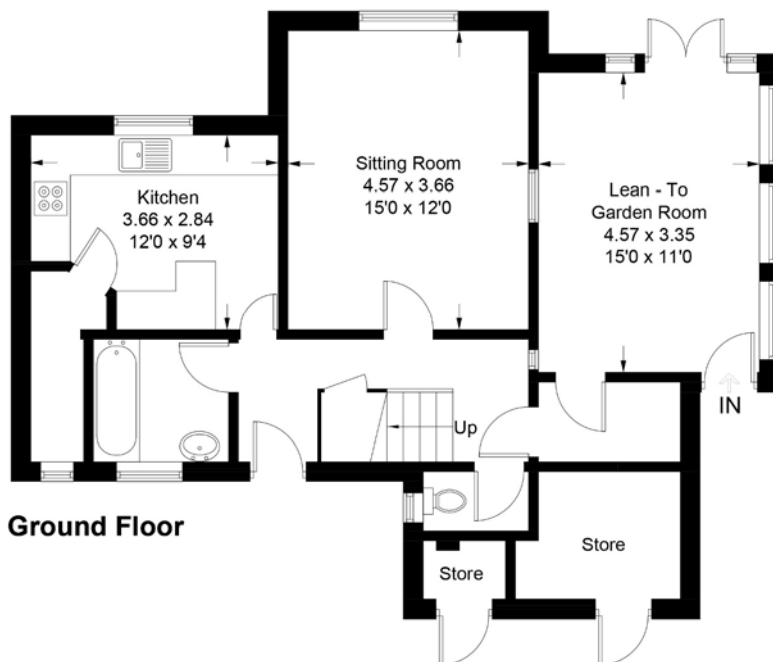






1 Nutthall Cottages, Frostenden

Approximate Gross Internal Area = 103.2 sq m / 1111 sq ft
 Outside Stores = 5.9 sq m / 63 sq ft
 Total = 109.1 sq m / 1174 sq ft



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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. There is a sub-meter for No. 1 (located within the garden of No. 2 adjacent to the front of the house), and the farm owner will take readings from the sub-meter and charge the new owners of No. 1 for water 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 a rudimentary system it is likely to be compliant as it is understood 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.

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

Chartered Surveyors / Estate Agents

Clarke & Simpson



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. 1 is the cottage nearest to the lane.

For those using the What3Words app:
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