



47 Castle Brooks, Framlingham, Suffolk IP13 9SG

A spacious two-bedroom coach house situated only a short walk from the centre of the popular market town of Framlingham.

Guide Price £210,000 Leasehold

P7971MC



Summary

Entrance hall, kitchen, sitting/dining room.

Two double bedrooms and bathroom.

Single garage.

Courtyard garden.

Location

47 Castle Brooks is situated in the centre of the Hopkins Homes development, Castle Mount and is just a short walk from Framlingham's Market Hill.

Framlingham is best known locally for its fine Medieval Castle and offers a good choice of schooling with Framlingham College, Sir Robert Hitcham's Primary School and Thomas Mills High School all nearby.

The town also benefits from a good selection of shops, public houses and restaurants.

The County town of Ipswich is about 18 miles to the southwest with main line Inter City rail services to London's Liverpool Street station taking just over the hour. The Heritage Coast at Aldeburgh and Thorpeness is approximately 15 miles and the internationally renowned Snape Maltings Concert Hall, home of the Aldeburgh Festival is about 12 miles.

Description

47 Castle Brooks is a spacious two-bedroom coach house situated only a short walk from the centre of the popular market town of Framlingham. It is being sold with the remainder of a 125-year lease.



The front door opens into the entrance hallway where stairs rise to the first-floor landing. The kitchen has a Velux window to the front and comprises a matching range of wall and base units with an inset stainless-steel sink, four ring gas hob with extractor hood above and an integrated Hotpoint oven. There is also space and plumbing for a washing machine, dishwasher and fridge/freezer. The sitting/dining room has a window overlooking the front of the property and two Velux windows to the rear.

Bedroom one is a generous double bedroom with a window to the front. Bedroom two is a further double bedroom with a window to the front and benefits from two built-in cupboards. The bathroom has a Velux window to the rear and comprises a bath with tiled surround and shower attachment over, WC, handwash basin and extractor fan. Also accessed via the landing is a built-in double door hanging cupboard and a further built-in storage cupboard.

Outside

A pathway leads to the front entrance and to the right-hand side is a parking space which leads to the single garage. This has an up and over door and power and light is connected. The garage also houses the Potterton gas-fired boiler. An open archway leads to a large understairs storage area, and a personnel door provides access to a path which leads along the rear of the property and provides access to the rear courtyard garden. The rear courtyard garden is fully enclosed by wooden panel fencing.

Management Company

There is a Management Company in place that oversees the maintenance of the communal areas of the Castle Brooks development. We understand that the day to day management is undertaken by Watsons Property Group, who collect and administer the service charge every six months. The charge for the period 1st July to 31st December 2026 is £556.25.









Directions

From the Agent's office, turn left and continue along Station Road. Turn right into Brook Lane and continue until you reach Castle Brooks. Proceed up this hill, bearing left at the top and then turning right. Follow the road and turn right and then immediately right again. The property will be found on the right-hand side.

For those using What3words app: ///something.sprays.tripped

Viewing Strictly by appointment with the agent.

Services Mains electricity, gas, water and drainage.

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 B: £1889.63 payable per annum 2026/2027

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

47 Castlebrooks, Framlingham

Approximate Gross Internal Area = 67.2 sq m / 723 sq ft



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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.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. There is an annual maintenance charge payable by the owners, and any future owners, of 47 Castle Brooks towards the maintenance of the development's communal areas. The charge for the period 1st July to 31st December 2026 is £556.25.
5. Ground rent is payable by the owners, and any future owners, of 47 Castle Brooks. This was £125 for the period 1st January 2026 to 31st December 2026.

August 2026



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