

*An impressive five bedroom detached period house, requiring general renovation, on the outskirts of Framlingham, in grounds of about 2.5 acres.*



#### Guide Price

£750,000

Freehold

Ref: P7407/C

#### Address

Charnwood House  
Peppers Wash Lane  
Framlingham  
Suffolk  
IP13 9PT



Kitchen, utility room, cloakroom, dining room, sitting room and drawing room.

Three first floor bedrooms, bathroom and shower room.

Two second floor bedrooms and cloakroom.

Suffolk barn.

Four open fronted cartlodes/garages. Pole Barn.

Gardens and grounds extending to approximately 2.5 acres.

#### Contact Us



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Well Close Square  
Framlingham  
Suffolk IP13 9DU

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email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

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

## Location

Charnwood House is located along Peppers Wash Lane, adjacent to The Mill. Whilst it is next to Charnwood Milling Company, it sits beautifully in its own private grounds. It is just over a mile from the centre of Framlingham and close to Thomas Mills High School, Framlingham College and the doctors surgery. Framlingham is best known locally for its fine medieval castle and St Michael's Church. As well as the senior schools, Framlingham is served by Sir Robert Hitcham's Primary School. The town is highly sought after with an abundance of character, history and charm and benefits from an excellent variety of shops including a Co-op supermarket, public houses and restaurants. The popular coastal town of Aldeburgh and the Snape Maltings Concert Hall, home to the Aldeburgh festival, are all within easy reach, some eleven miles to the east. The A12 which lies just seven miles to the south provides a direct link to Woodbridge, the county town of Ipswich and beyond to London, Cambridge and the Midlands (via the A14). Direct and branch line rail services run to London's Liverpool Street Station via Ipswich from Campsea Ashe which is situated just beyond Wickham Market.

## Description

Charnwood House is a Grade II Listed timber framed house with predominantly rendered elevations under a peg tiled roof, which was re-roofed approximately a decade ago. The house dates from the 16th Century. Whilst a very fine property, it is anticipated that a buyer will wish to undertake a general refurbishment/modernisation programme.

One of two porches to the front of the house leads to a lobby where there is a staircase to the first floor, a door to the dining room and further door to the kitchen. This is fitted with a range of high and low level wall units with an Aga, space and plumbing for a dishwasher and fridge freezer, as well as a two bowl stainless steel sink. The room is triple aspect and overlooks the front, rear and side of the property over a pond. A door opens to the utility room where there is a cloakroom with WC. In addition, is a wall mounted gas fired boiler which was fitted in 2022, a water softener, butler sink and space and plumbing for a washing machine.

The spacious dining room has exposed timbers and a brick fireplace. There are windows to the front and rear and a door opening to a rear patio. A large opening leads into the sitting room. This has tall ceilings, exposed beams and an inglenook fireplace with a wood burning stove. Again, there are windows to the front and rear, access to a shelved store, to the front porch and to an inner hallway. Here there is a door to the exterior, the principal staircase to the first floor landing and a door to the drawing room. The drawing room has sliding doors opening up to a patio as well as a bay window and large alcove with windows overlooking the garden. In addition is an inglenook fireplace with bressummer beam above.

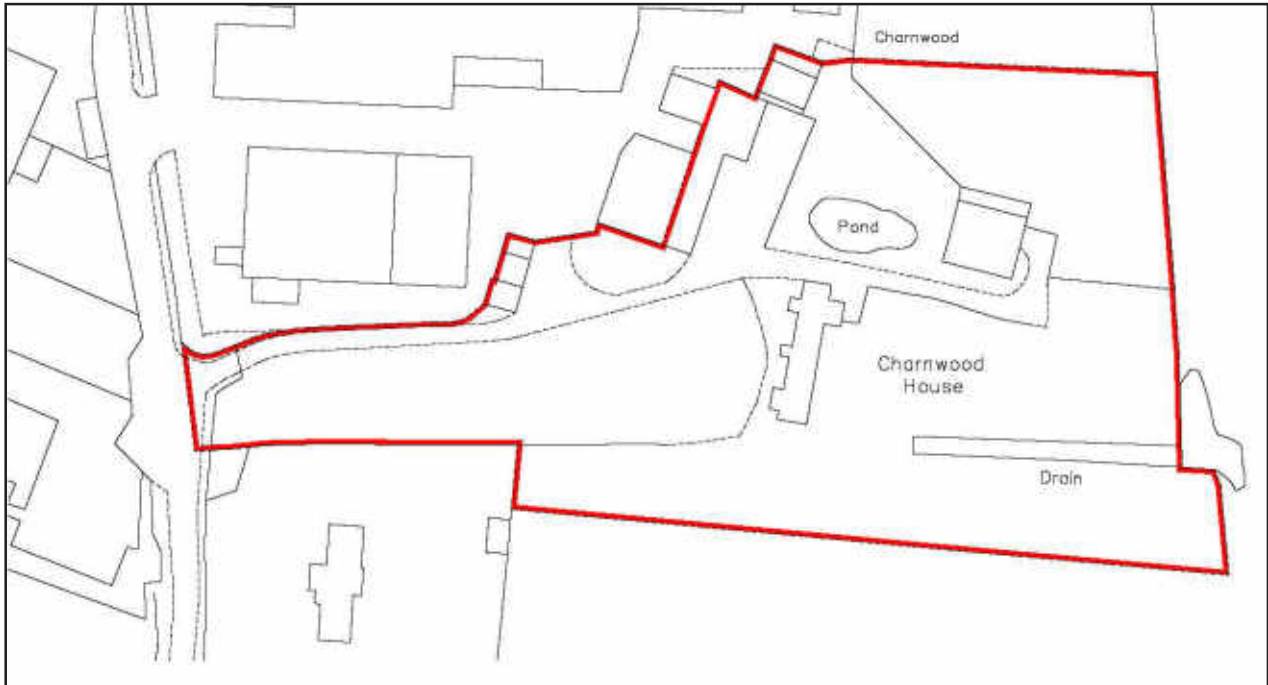
The principal staircase leads to the first of two landings where there are windows overlooking the garden. Here there is also a staircase to the second floor bedrooms and doors to the shower room and bedrooms one and two. Bedroom one is a large, triple aspect double bedroom with views over the gardens. It has a walk in wardrobe with fitted shelving and hanging rail. The shower room has a shower cubicle, WC, bidet and hand wash basin. Bedroom two is dual aspect and has views to the front and rear. A door opens to a bathroom. From here there is access to a secondary landing where there is a window to the front, stairs to the ground floor, a built-in airing cupboard and access to the third first floor double bedroom.

On the second floor there are storage cupboards, a cloakroom with WC and hand wash basin, and access to two bedrooms, both of which have gable end windows and further windows to the front of the property, along with built-in wardrobes.

## Outside

The property is approached off Peppers Wash Lane onto a tarmac drive which is flanked on one side by the Mill and the other side by garden. The drive leads to an extensive parking area. Adjacent to this are substantial buildings including a timber frame Suffolk barn.

Adjoining the main barn are further barns divided into sections that measure 17'6 x 16'5, 18'2 x 16'5 and a first floor store measuring 17'10 x 14'. In addition, are a range of four cartlodges/garages. The gardens surround the house and whilst predominantly laid to lawn, contain an abundance of attractive mature trees, shrubs and beds. To the east of the house is a large patio area and to the north, a substantial pond. Beyond the more formal gardens is an open-fronted pole barn that in total measures approximately 35' x 40'. This has a concrete base. Beyond this is a further area of grass. In total, the grounds extend to approximately 2.5 acres.



Site Plan















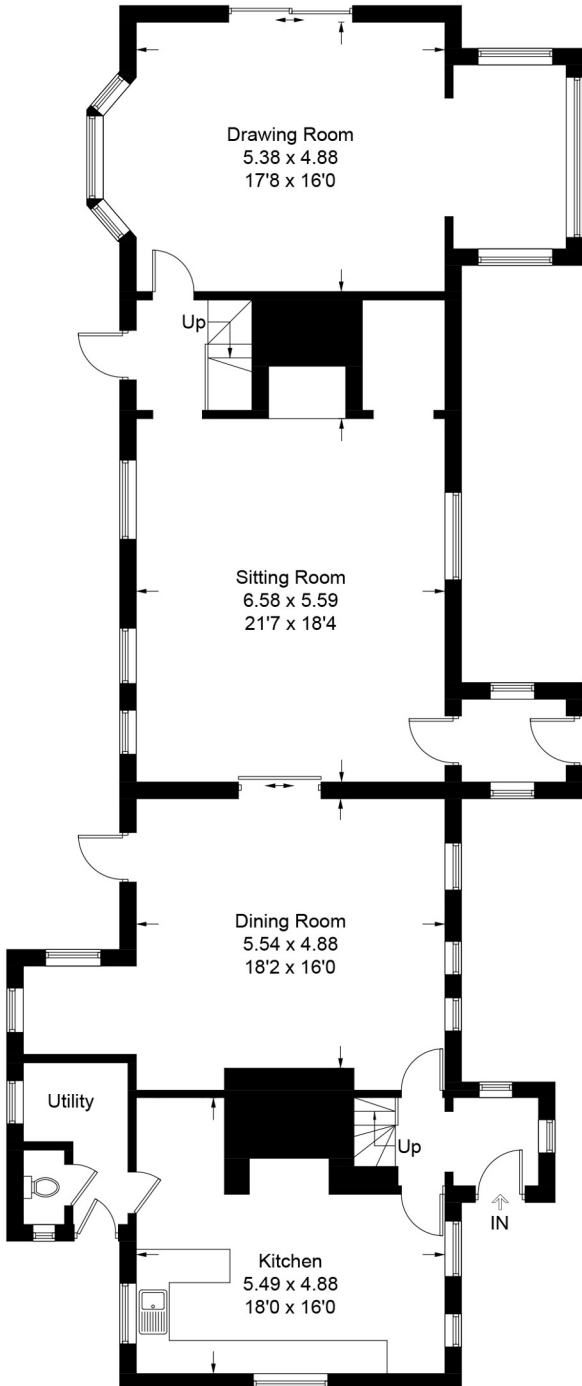




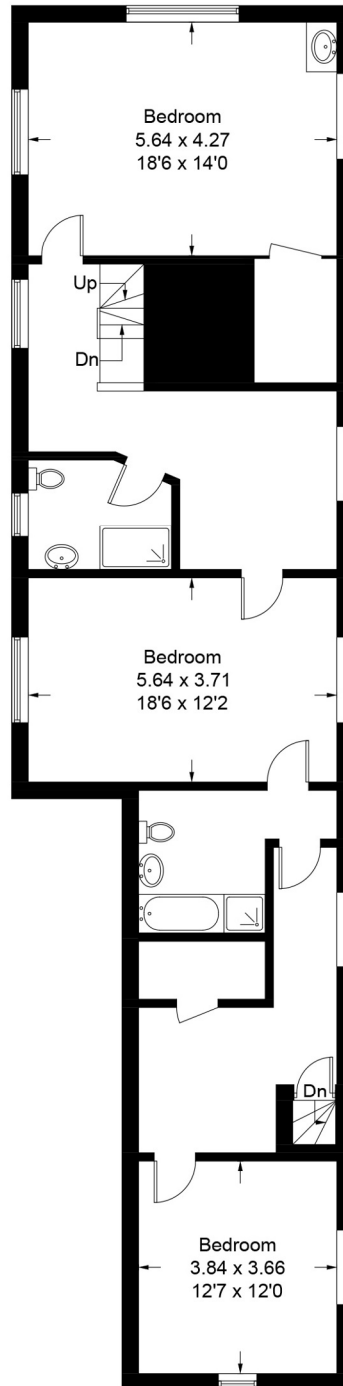


# Charnwood House, Framlingham

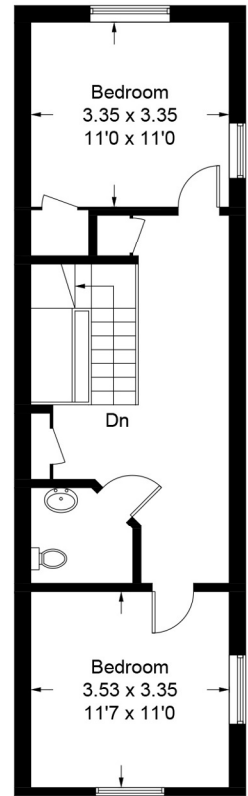
Approximate Gross Internal Area = 328.8 sq m / 3539 sq ft



Ground Floor



First Floor



Second Floor





*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity. Propane gas fired central heating. Private drainage system (whilst it is believed that the septic tank works in a satisfactory manner, it is unlikely to comply with the modern regulations and a buyer will wish to budget to install a new sewage treatment plant. This cost has been taken into account within the guide price).

*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 = N/A (Listed property)

*Council Tax* Band G; £4049.22 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. This is a probate sale and the application to obtain the grant of probate should be submitted imminently.
5. Charnwood House borders Charnwood Mill which is a substantial building/s. It is understood that there are no restrictions with regard to hours of work.
6. The pond to the north of the house is understood to be particularly deep. Those viewing/the buyer should take considerable care around this area.

## Directions

From Clarke and Simpson's office in Well Close Square, proceed along College Road and take the second turning on the left onto Mount Pleasant. Proceed along the road passing Thomas Mills High School on the right hand side. Take the next turning on the right onto Peppers Wash Lane. Proceed along the lane and turn right onto the drive for Charnwood House just before the Mill.

What3Words location: [///fired.signs.file](http://fired.signs.file)



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