

*A detached three bedroom former farmhouse within grounds of over 2 acres which include a number of outbuildings, situated in a pleasant location on the edge of the village of Badingham.*



#### Guide Price

£575,000

Freehold

Ref: P7824/C

#### Address

Pound Farmhouse  
Pound Corner  
Badingham  
Suffolk  
IP13 8LJ



Hallway, kitchen/breakfast room, sitting/dining room, study, downstairs bathroom and utility room.  
Three first floor bedrooms and en-suite bathroom.  
Front and rear gardens with off road parking and garage.  
Meadow with buildings. In all 2.1 acres.

**No forward chain.**

#### Contact Us



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And at The London Office  
40 St James' Place  
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## Location

The popular village of Badingham benefits from a public house, The White Horse and a village hall. Within 4 miles is the market town of Framlingham, which offers an excellent range of facilities including public houses, restaurants, a Co-operative supermarket, a dentist and medical practice. The town also benefits from wellrespected schools in both the state and private sector. From the A1120 there is easy access to the Heritage Coast with its delightful villages and towns such as Aldeburgh, Thorpeness, Dunwich and Southwold. Ipswich is approximately 19 miles and here there are more comprehensive facilities as well as regular train services to London's Liverpool Street station that take just over the hour.

## Description

Pound Farmhouse is a detached period dwelling. The core is of timber frame construction with rendered elevations under a tiled roof. It is not listed.

Entering the property from the rear of the house, a door provides access to a hallway where doors lead to the kitchen/breakfast room, sitting/dining room and the utility room. This is home to the oil fired boiler, a handwash basin, high level cupboards and the space and plumbing for a washing machine. There is a window to the rear of the property . The sitting/dining room is dual aspect with windows to the front and side. It has exposed beams and studwork and at one end is a blocked fireplace. There is a door to the front of the property as well as a door into the kitchen/breakfast room. This is fitted with low level wall units and there is space for a fridge. In addition there is a double electric oven with 4 ring electric hob above. There is a wood block work surface and a stainless steel sink. The window overlooks the rear garden and there is a door to the exterior. A door opens to the downstairs bathroom that comprises a WC, handwash basin, bath and window to the rear of the property. Also on the ground floor is a dual aspect study or snug with window to the side and front and a blocked fire place. There are exposed timbers.

Stairs rise to first floor landing where there is access to the three bedrooms. The largest of the three is a spacious dual aspect double with exposed timbers. Bedroom two is a further double with dormer window to the front of the property and a door into a en-suite bathroom. This comprises a bath, WC and handwash basin. There is a window to the rear of the property and a storage cupboard. The third bedroom is a small double or large single with dormer window to the front and exposed timbers.

## Outside

The property is approached from the lane onto to a concrete drive which leads to the rear of the house where there is off road parking and a garage. This measure 20' x 10'. The enclosed rear garden measure approximately 110' x 100' with a front garden being 60' x 40'. A narrow drive to the side of the house provides access to the outbuildings and meadow. The meadow which is currently accessed through one of the buildings, is enclosed by hedging and trees and in total measures 1.7 acres. It is laid to grass. As well as a summer house and sheds, there are also substantial buildings which are of scaffolding pole construction with steel profile sheet cladding and roofs. The first measure 37' x 41', The second, which adjoins, is 33' x 17'. In addition is a further building which has scope to be used as a home office.













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*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity. Oil-fired central heating. Private drainage system (The seller has no knowledge of the system but it was emptied in December 2025. It is unlikely to comply with the modern General Binding Rules and a buyer may wish to budget to either install a new sewage treatment plant or connect the house on to the mains which are understood to be in the highway close to the property. The guide price takes into account the cost a buyer may need to bear to undertake this work).

*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 D = (Copy available from the agents upon request).

*Council Tax* Band B; £ 1,700.04 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.

*March 2026*



## Directions

Leaving Framlingham on the Badingham Road pass Shawsgate Vineyard on the left hand side. Continue for approximately 2 miles and at the junction with the A1120 turn right. On entering the village of Badingham turn left before the White Horse Public House onto Low Road. Take the next turning right onto Mill Road and continue on this lane for approximately 1.2 miles. Pound Farmhouse can be found on the left after passing the new houses.

For those using the What3Words app:  
///reven.entitle.doors



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