

*A beautifully presented three/four double bedroom extended cottage with excellent range of outbuildings on a site of nearly an acre, forming part of the delightful rural Parish of Blaxhall, near Snape.*



#### Guide Price

£725,000

Freehold

Ref: P7869/J

#### Address

Bay Tree Cottage  
56 Station Road  
Blaxhall  
Suffolk  
IP12 2DG



Entrance hall, 21' drawing room, 19' dining room, 13' sitting room, kitchen, boot/utility room and cloakroom. Galleried-style landing, three double bedrooms and bathroom. Double garage with studio bedroom and en-suite shower room above. Generous gravel driveway. 32' oak frame workshop. Standalone office building. Additional garage/store. Patio area with garden room and separate shower and WC. Formal gardens and grounds of nearly an acre (0.4 hectares).

#### 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

Bay Tree Cottage will be found to the west of the highly desirable village of Blaxhall, set along Station Road; a quiet, unclassified country lane. The village benefits from a public house, the Ship Inn, which is well respected and offers homemade food, real ales and bed and breakfast accommodation. From the cottage there is easy access to Blaxhall Heath and into Tunstall Forest. Blaxhall also has a large playing field with an assortment of children's play equipment.

The village is approximately 8 miles from the coast, with the closest town being Aldeburgh. The internationally renowned Snape Maltings Concert Hall can be found within 2 miles and there are other unspoilt villages and towns in close proximity, such as Dunwich and Orford (with its magnificent castle). Southwold is approximately 20 miles from Blaxhall and is home to the Adnams Brewery. There is a primary school at Snape, 2½ miles, and Farlingaye High School in Woodbridge, 8 miles, is highly regarded. There are also public schools in Woodbridge and Framlingham, both of which are about 8½ miles from the property.

The county town of Ipswich lies about 17 miles to the south-west and has regular trains to London's Liverpool Street station, scheduled to take just over the hour. There is also a railway station at Campsea Ashe, 3 miles, with connecting trains to Ipswich.

## Description

Bay Tree Cottage is a beautifully presented three double bedroom extended cottage with excellent range of outbuildings, together with gardens and grounds of nearly an acre, occupying a delightful rural location with the Parish of Blaxhall, near Snape.

The current owners acquired Bay Tree Cottage in 2020, and during their tenure have undertaken a number of improvements; the former study was extended to create a wonderfully light dining area that links with the kitchen and sitting room fantastically well, as well as replacing the kitchen with bespoke, handmade units set beneath Quartz worksurfaces.



In all Bay Tree Cottage itself extends to nearly 1,900 sq. ft (172 sqm) with a spacious entrance hall for receiving guests, an impressive 21' drawing room with open brick fireplace containing a woodburning stove and French doors providing direct access to the patio at the rear. In addition there is the aforementioned revised kitchen and dining room arrangement, a comfortable sitting room, a cloakroom and a very practical boot/utility room on the ground floor. On the first floor there is a galleried-style landing, three good size double bedrooms and a bathroom with separate shower.

Bay Tree Cottage also enjoys a generous plot with excellent range of outbuildings. There is a good sized shingled driveway and this leads to the double garage, which has been insulated and is currently used as a gym, together with studio guest bedroom with en-suite above, accessed via an external staircase. To the rear of the garden is the 32' oak frame workshop and standalone, brick-built outside office, that may have originally been used as a washroom.

To the rear of Bay Tree Cottage are the formal gardens which comprise a patio area that can be accessed from both the drawing room and sitting room and from which steps lead up to the garden that is predominantly laid to grass for ease of maintenance but with a number of well-stocked borders around the perimeter. Beside the garage is a second patio area, which faces west and enjoys the sun during the latter part of the day and into the evening. This area is used for barbecuing, and with lean-to accommodation off the garage offering a garden room/covered seating area and separate shower with WC.

To the west is the former paddock, that is enclosed within post and rail fencing and mature hedging. In addition, immediately to the east of the property is an additional single garage/store with concrete parking area to the front, that forms part of a terrace of garages.













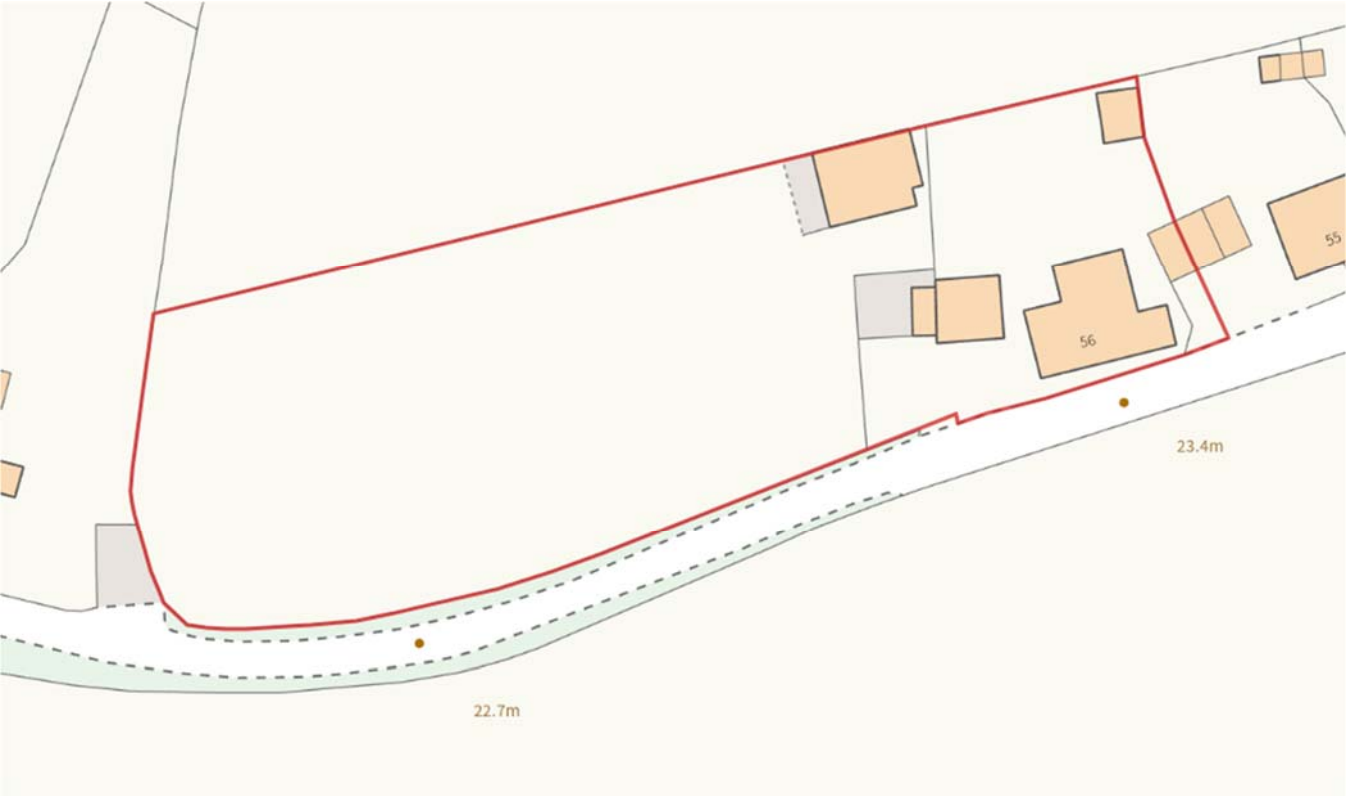








Site Plan - Indicative Only

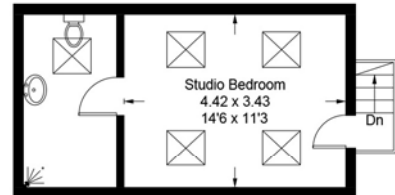


# Bay Tree Cottage, Blaxhall

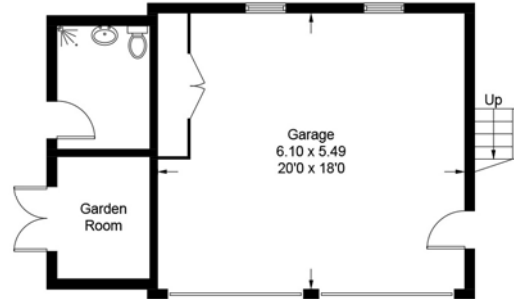
Approximate Gross Internal Area = 172.6 sq m / 1858 sq ft

Outbuildings = 109.0 sq m / 1173 sq ft

Total = 281.6 sq m / 3031 sq ft

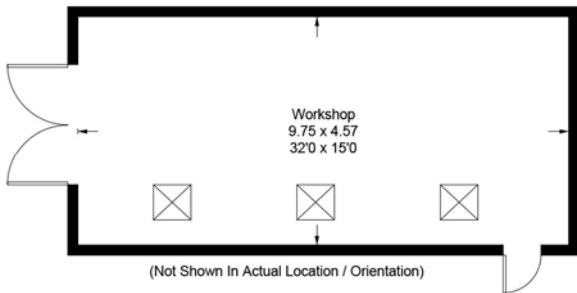


Outbuilding - First Floor

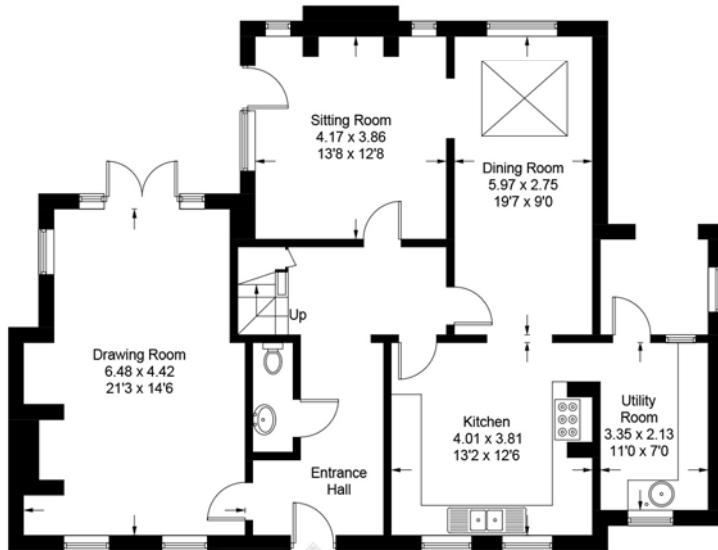


(Not Shown In Actual Location / Orientation)

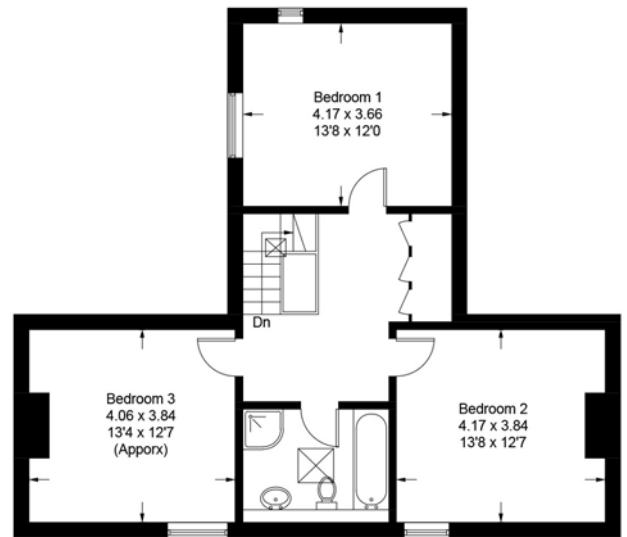
Outbuilding - Ground Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



---

*Viewing* Strictly by appointment with the agent.

*Services* Mains electricity and water. Oil-fired boiler serving the central heating and hot water systems. Private drainage system, that we understand complies with the 2020 legislation.

*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 G; £3,830.20 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.

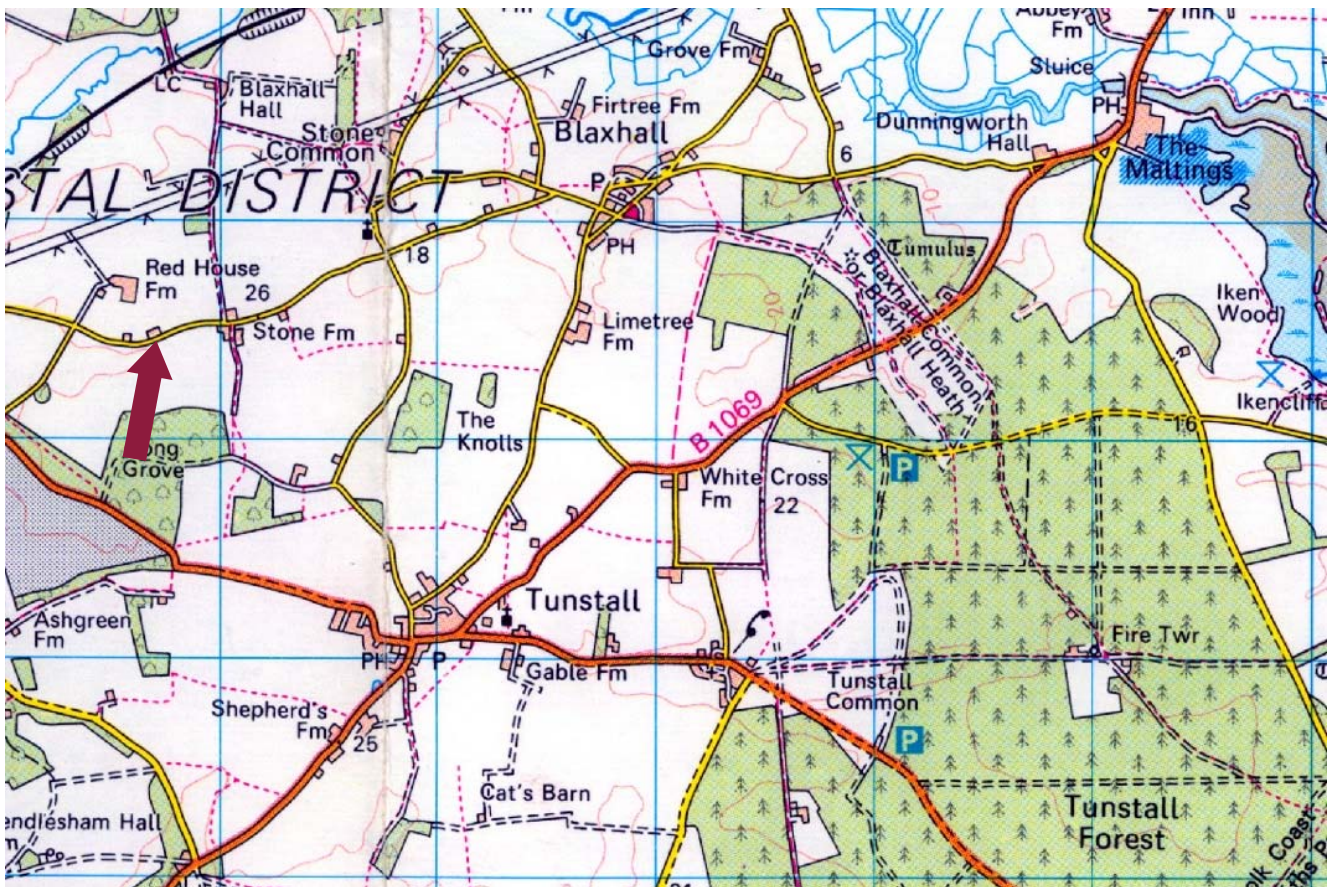
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

*April 2026*

## Directions

Proceeding in a westerly direction on the A12, bypass Wickham Market and take the turning where signposted to Framlingham, Wickham Market and Orford. At the top of the slip road turn right onto the B1078 where signposted to Orford and Campsea Ashe. Continue through Campsea Ashe, and over the railway bridge, and on exiting the village turn left onto Station Road just after Ashe Park. Continue along this road for just over half a mile and the property will be found on the left hand side.

For those using the What3Words app: [///narrowest.napped.alieneated](https://www.what3words.com/#!/narrowest.napped.alieneated)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.