

A detached three bedroom house that requires updating, occupying a generous plot of nearly half an acre in the village of Peasenhall.



Guide Price

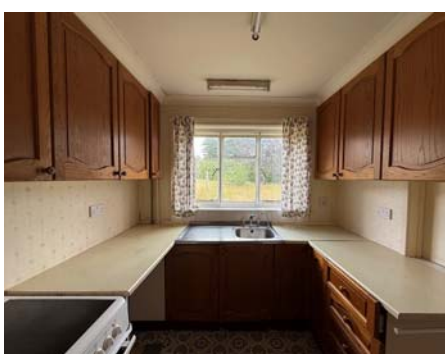
£250,000

Freehold

Ref: P7944/J

Address

**Spring Rise
Mill Lane
Peasenhall
Saxmundham
Suffolk
IP17 2LW**



Entrance hall, sitting room, dining room, kitchen and cloakroom.

Three bedrooms, bathroom and separate WC.

Outbuildings, store, double garage and separate detached single garage.

Front and rear garden.

In all approx. 0.43 acres (0.17 ha).

No forward chain.

Contact Us



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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

Spring Rise is located in the picturesque and popular rural village of Peasenhall, which boasts a well stocked shop, a highly regarded delicatessen (Emmett's) and a tea shop. The village hall is frequently used for various events, such as photographic competitions, yoga and film nights. There is an excellent public house well known for its good food in the neighbouring village of Sibton, which is just over a mile from the property.

The market town of Saxmundham is just 6 miles to the east and benefits from Waitrose and Tesco supermarkets, as well as a selection of independent shops and a railway station with links to Ipswich and on to London's Liverpool Street station. The market town of Framlingham, with its historic medieval castle, is just 7 miles, and the Heritage Coast, with destinations such as Thorpeness, Southwold and Aldeburgh, is approximately 11 miles away. Minsmere RSPB Reserve is 8½ miles away, with Snape Maltings and its world famous concert hall being just 9½ miles. Darsham railway station, which also links to London's Liverpool Street station via Ipswich, is 4 miles.

Description

Spring Rise is a three-bedroom detached house located on a generous plot in the village of Peasenhall. Believed to date from the 1960s/1970s, the property now requires a programme of refurbishment.

The entrance porch leads to the front door which opens into the entrance hall. The kitchen has a window overlooking the rear garden and benefits from a built-in pantry. The dining room also enjoys views over the rear garden. The double-aspect sitting room has windows overlooking the front garden and has an electric fireplace. From the kitchen, a door opens into the lean-to which provides access to both the front and rear gardens. From here, there is a door to the WC and a further door leading to the store. The store measures 13'4 x 7'4 and has a window to the side together with a door opening to the rear garden.

From the entrance hall, stairs rise to the first floor landing which has a window overlooking the garden. Bedroom one is a double room with windows to the front and side and benefits from built-in wardrobes. Bedroom two is a further double room with windows to the rear and side. This also benefits from a built-in wardrobe. Bedroom three is a single room with a window overlooking the front. The bathroom has an obscured glazed window to the side and comprises a bath with shower over and handwash basin. There is a separate WC which has an obscured glazed window to the side. Also accessed via the landing are two storage cupboards, one which houses the hot water cylinder. The loft can be accessed via a hatch on the landing.

Outside

The property is approached from the road via a driveway which provides off-road parking for a number of vehicles. The front garden is mainly laid to lawn and is interspersed with various shrubs. The driveway also provides access to the double garage which has two up-and-over doors. The garage measures 19'7 x 17'6 and has a window to the rear together with a personnel door providing access to the rear garden.

The rear garden is mainly laid to grass and is interspersed with a variety of trees and shrubs. There are a variety of outbuildings including a separate detached single garage which can be accessed either from the rear garden or via a pathway to the right-hand side of the front of the property.

In all, the gardens and grounds extend to approximately 0.43 acres (0.17 hectares).











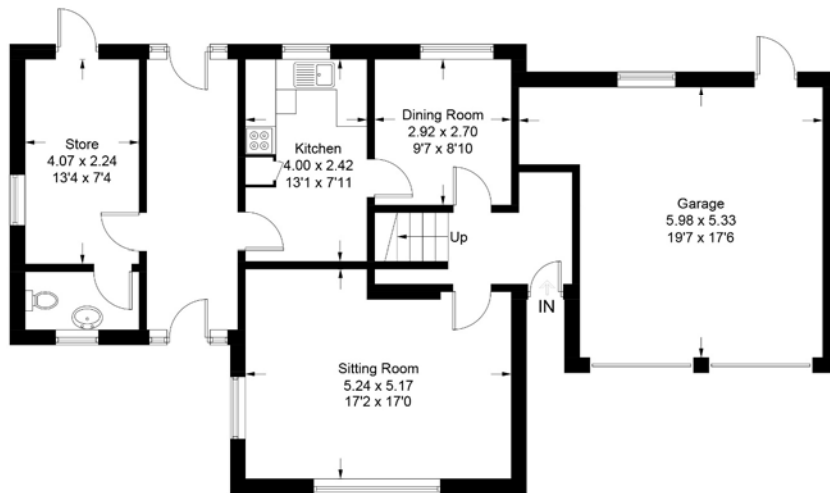




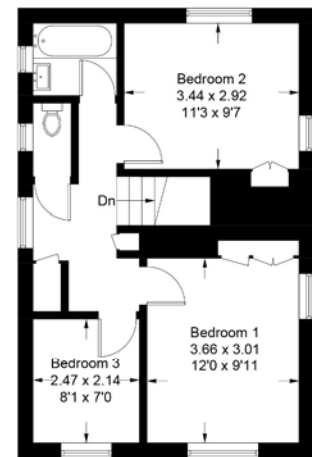


Spring Rise, Peasenhall

Approximate Gross Internal Area = 113.5 sq m / 1222 sq ft
Garage = 27.7 sq m / 298 sq ft
Total = 141.2 sq m / 1520 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1316219)

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Oil-fired central heating and hot water system.

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 = F (Copy available from the agents upon request).

Council Tax Band E; £2,789.91 payable per annum 2026/2027

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

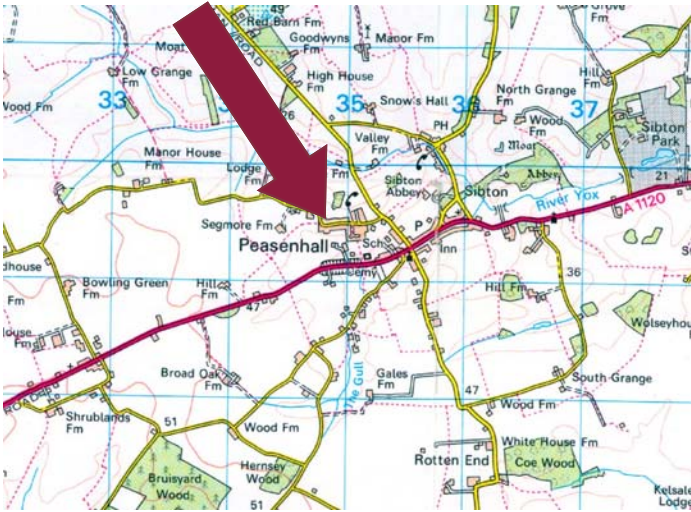
NOTES

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 property is being sold on behalf of Executors.

July 2026



Directions

Leaving Framlingham on the Badingham Road, turn right on to the A1120. Continue along this road into the village of Peasenhall. On entering the village, turn left on to Mill Hill, then take the next left on to Mill Lane. Spring Rise will be found a short distance along on the right-hand side.

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