



Walnut Cottage, New Street, Framlingham, Suffolk IP13 9RF

A charming three/four bedroom detached cottage fronting onto New Street, and just a short distance from the centre of Framlingham.

Guide Price £425,000 Freehold

P7955J



Summary

Entrance hall, sitting room, dining room, kitchen, snug, study/bedroom 4 and 'Jack and Jill' cloak/shower room. Three double bedrooms and well fitted bath/shower room. Gardens and parking area.

No forward chain.

Location

Walnut Cottage will be found on the edge of Framlingham, but just a short distance from the primary and secondary schools and town centre. Framlingham has a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency, doctors surgery, vets and delicatessen. It is also home to the Crown Hotel, a Co-operative supermarket, Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College. It is perhaps best known for its magnificent castle which is managed by English Heritage. Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside and amenities such as golf in the nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street Station, scheduled to take just over the hour.

Description

Walnut Cottage comprises a delightful timber framed period cottage, that has been extended over the years and now offers practical, light and spacious accommodation in a quiet position on the edge of the town. The generous accommodation extends to over 1,400 sq. ft in all and comprises an entrance hall, sitting room, dining room, well fitted kitchen, snug, study/bedroom 4 and Jack and Jill cloak/shower room on the ground floor. On the first floor there are three double bedrooms together with a recently refurbished bath/shower room. Walnut Cottage stands centrally within its plot, and is surrounded by its gardens. Vehicular access is via a shared driveway to the rear that leads to an area of hardstanding sufficiently large enough for two vehicles.

Outside

Walnut Cottage fronts on to New Street just off Saxtead Road, and a short distance from the secondary school and town centre. The front garden is predominantly laid to lawn, and enclosed within 6' close boarded fence that provides a good degree of privacy. There is also a personnel gate on to New Street for pedestrian access and additional parking if required. Beside the cottage is an area of shingle that includes a raised play area laid to bark chippings. Vehicular access is to the rear and the adjacent new development, with a wide opening in the fence that provide access to a hardstanding parking area that is sufficiently large enough for two vehicles. Immediately adjoining the rear of Walnut Cottage is a concrete patio area, that can be directly accessed from the Dining Room and Kitchen. The remainder of the garden is laid to grass for ease of maintenance. There is also a useful timber framed storage shed.



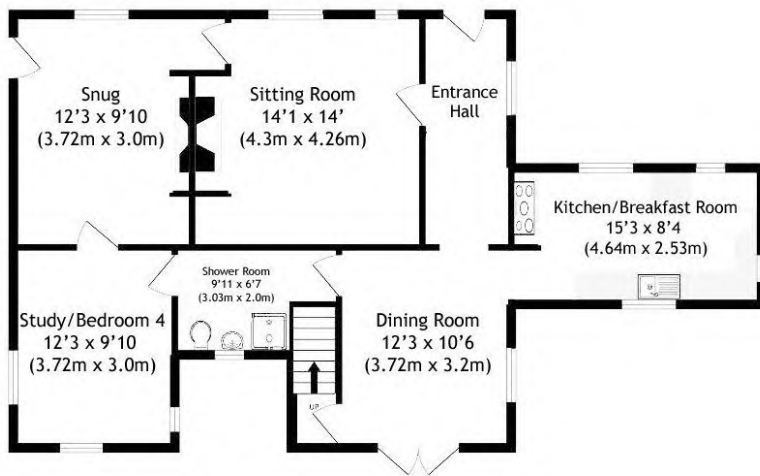




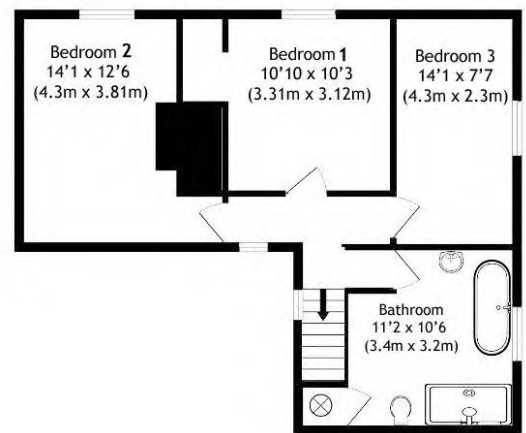




GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.9 sq.m.) approx.
Indicative Only

Directions From the Agent's office proceed west out of the town on College Road. Take the second left turning (B1119). Opposite the Thomas Mills High School on the Saxtead Road a new road has been constructed that provides access to the cottage.
For those using the What3Words app: [///figeted.items.atlas](https://www.what3words.com/figeted.items.atlas)

Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage. Oil-fired boiler serving the ground floor central heating and hot water systems. First floor heating via modern electric panel heaters.

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: £2,969.43 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.

July 2026



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