

A four bedroom detached house requiring modernisation, along with a Suffolk Barn, situated in a lovely rural location, within grounds of 2.25 acres.



Guide Price

£650,000

Freehold

Ref: P7754/C

Address

Bridge Farm

Tannington

Suffolk

IP13 7NE



Front hall, kitchen/breakfast room, sitting/dining room, rear hall, downstairs shower room, utility room, and conservatory.

Four first floor bedrooms and bathroom.

Grounds, predominantly laid to grass, with off-road parking, garage, office and stores, along with a Suffolk timber framed barn. In all extending to 2.25 acres.

Contact Us



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And at The London Office
40 St James' Place
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Location

Bridge farm is situated within the parish of Tannington but actually abuts the Hamlet of Saxtead Little Green. The property is located in a particularly pleasant standalone position adjacent to farmland. The village of Saxtead benefits from a pub, the Old Mill House and the distinctive Post Mill which is open to the public through English Heritage.

The market town of Framlingham (3 miles) is well known for its impressive medieval castle. It is home to a selection of independent shops and businesses including cafes, restaurants, hairdressers, antique shops, travel agents and a delicatessen. It is also home to The Crown Hotel and a Co-Op supermarket. There are also twice weekly markets. Off the Market Hill are a number of other businesses providing day to day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded, as is Thomas Mills High School. There is also Framlingham College, which is served by its prep-school in Brandeston, some five miles away.

The Suffolk Heritage Coast, Woodbridge and Ipswich are all within short drives offering the concert hall at Snape Maltings, RSPB Minsmere with beaches at Southwold, Walberswick, Thorpeness and Aldeburgh. Ipswich is about sixteen miles to the south-west and here there are direct trains to London's Liverpool Street station scheduled to take just over an hour.

Description

The dwelling, which is believed to be a mixture of brick and timber frame construction with rendered elevations under a tiled roof, is understood not to be Listed. An incoming buyer is likely to carry out a full modernisation and refurbishment programme. It benefits from UPVC double glazed windows throughout and an oil-fired central heating system. It also has a sewage treatment plant.

The front door opens into an entrance hall which has doors off to the sitting/dining room and the kitchen/breakfast room. The sitting/dining room is double aspect and generous in size. It features an open fireplace. The kitchen/breakfast room has windows to the front and side of the property. There are basic high and low-level wall units with an inset double bowl stainless steel sink, four ring electric hob and an integrated double height electric oven. From the rear hallway is access to the conservatory which is of UPVC construction and has door to the rear garden. The utility room has a window and has matching high and low-level wall cabinets along with space and plumbing for a washing machine. Also on the ground floor is a shower room with WC, handwash basin and shower.

Stairs rise to the first floor landing where there are doors to the four bedrooms. Bedroom one is a double with window to the front. It has fitted wardrobes along a built-in cupboard. Bedroom two is a further double with window to the front of the property and fitted wardrobes on one wall. Through an archway, there is an alcove with shelving which also has a hatch to the loft space. The third bedroom is a double with fitted wardrobes and high and low-level cupboards. Bedroom four is a single with a window to the side of the property fitted wardrobes. The bathroom has a bath, WC, bidet and handwash basin. There is an airing cupboard off the landing which houses the hot water cylinder and has slatted shelving.

The grounds extend to 2.25 acres. These include an impressive Suffolk Barn that is of timber construction under a pantile roof. The main body of the barn measures 53' x 19' plus 19' x 18' and lean-to. Adjacent to the substantial parking area next to the house is a single garage of brick construction under a tiled roof. It has an up and over door to the front and measures 18' x 9'9". At the rear is a door to an office that measures 14'10" x 9'10". This has electric heating, a window to one side and a personnel door to the garden. Also adjacent to the parking area are brick built stores that were previously used as kennels and could house a small pony. The building is divided into two sections being 10'6" x 8'6" and 8'2" x 8'7". The gardens surround the house and are predominantly laid to grass and also include mature trees as well as a former area of agricultural land.













Bridge Farm, Tannington

Approximate Gross Internal Area = 180.2 sq m / 1940 sq ft



First Floor



Ground Floor



Viewing Strictly by appointment with the agent.

Services Bridge Farm - Mains water and electricity. Oil-fired central heating. Sewage treatment plant.

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 F; £3,201.50 payable per annum 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

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. There is spray insulation in the loft. Some mortgage companies will not lend with this in situ and interested parties should check with their mortgage company/broker prior to offering.

4. The boundary has been pegged. No further land is available from the vendor. The buyer will be responsible for any fencing.

September 2026



Directions

From Framlingham, proceed towards Saxtead. At the T-junction opposite Saxtead Post Mill, turn right and then immediately left towards Saxtead Little Green. Having entered Saxtead Little Green proceed out of the village and bear to the right where Bridge Farm will be found a short way along on the left hand side.

What3Words: /// insurance.extensive.repeats



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