

An imposing five bedroom former farmhouse that now requires extensive refurbishment, occupying grounds of nearly 1.5 acres, on the edge of the desirable village of Middleton, close to the Heritage Coast.



Guide Price

£450,000

Freehold

Ref: P7877/J

Address

Causeway Farm
The Causeway
Middleton
Suffolk
IP17 3NH



Entrance lobby, entrance hall, sitting room, dining room, kitchen/breakfast room, former school room with WCs and shower room.

Five bedrooms, box room and bathroom.

Attic storage.

Gardens and grounds of approximately 1.29 acres (0.52Ha)

No forward chain.

Contact Us



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And at The London Office
40 St James' Place
London SW1A 1NS

Location

Causeway Farm will be found a short distance to the north-west of the village of Middleton, and just off The Causeway. The village is within easy access of the Heritage Coast and benefits from a well established public house, The Bell, and also a primary school, a church and an excellent network of footpaths. The nearby village of Yoxford has a good range of local shops, and the market town of Saxmundham, with its Waitrose and Tesco supermarkets, lies approximately four miles to the south. The nearest railway station is at Darsham, about three miles from the property, which has services to London via Ipswich. The Heritage Coastline, with the popular towns of Aldeburgh, Thorpeness, Walberswick and Southwold, is within about five miles.

Description

Causeway Farm comprises an imposing five bedroom 18th Century former farmhouse offering over 3,000 sq.ft (278 sqm) of accommodation, that now requires an extensive programme of refurbishment. This unlisted property occupies a delightful rural position, just to the north-west of the centre of the village and with views across the surrounding grazing and marshland.

The sale is on behalf of Suffolk County Council and formed part of a tenanted farm. During their occupation the tenant utilised part of the property as a Montessori School/Nursery hence the layout of some of the rooms to the rear of the building.

Causeway Farm has been altered and extended over the years but still retains much of its Victorian charm and offers a wonderful opportunity for an incoming purchaser to breathe new life into this well positioned former farmhouse.

A generous entrance hall connects with the well-proportioned sitting room and dining room, that both benefit from feature fireplaces and sash windows overlooking the front drive and garden. An inner hall leads through to the rear of the property where there is the spacious 18' x 14' kitchen/breakfast room that overlooks the surrounding grazing land to the west, together with the 24' x 15' former Montessori school room and WCs. There is also a useful shower room.

On the first floor there is a galleried style landing together with two double bedrooms that are of similar proportion to the reception rooms on the ground floor and which also overlook the front drive. To the rear of the building there are two further double bedrooms, a single bedroom, a box room and a large bathroom. There is also an attic room that provides useful storage.

Outside

Causeway Farm benefits from its own independent access at Point A on the indicative plan included within these particulars. This consists of a concrete driveway which continues in a clockwise direction to Point B. Prospective purchasers should note that no right of access will be granted over the concrete roadway adjoining the southern boundary that leads to the adjacent agricultural buildings.

The sweeping driveway leads from The Causeway to a parking area beside the property. Beside the property, to the east, is a semi-enclosed courtyard, that borders the adjacent range of former agricultural outbuildings. The majority of the gardens and grounds are to the west of the property, and are laid to grass. In all, the gardens and grounds extend to 1.29 acres (0.52 Ha).

Prospective purchasers should note that Suffolk County Council will be investigating the development potential of the adjacent range of agricultural buildings, which they are retaining, during the forthcoming months.

Prospective purchasers should also note that Suffolk County Council are proposing that a new public footpath be created along the southern boundary of Causeway Farm as per the indicative site plan included within these particulars, shaded blue. This is currently being considered by the Rights of Way team.















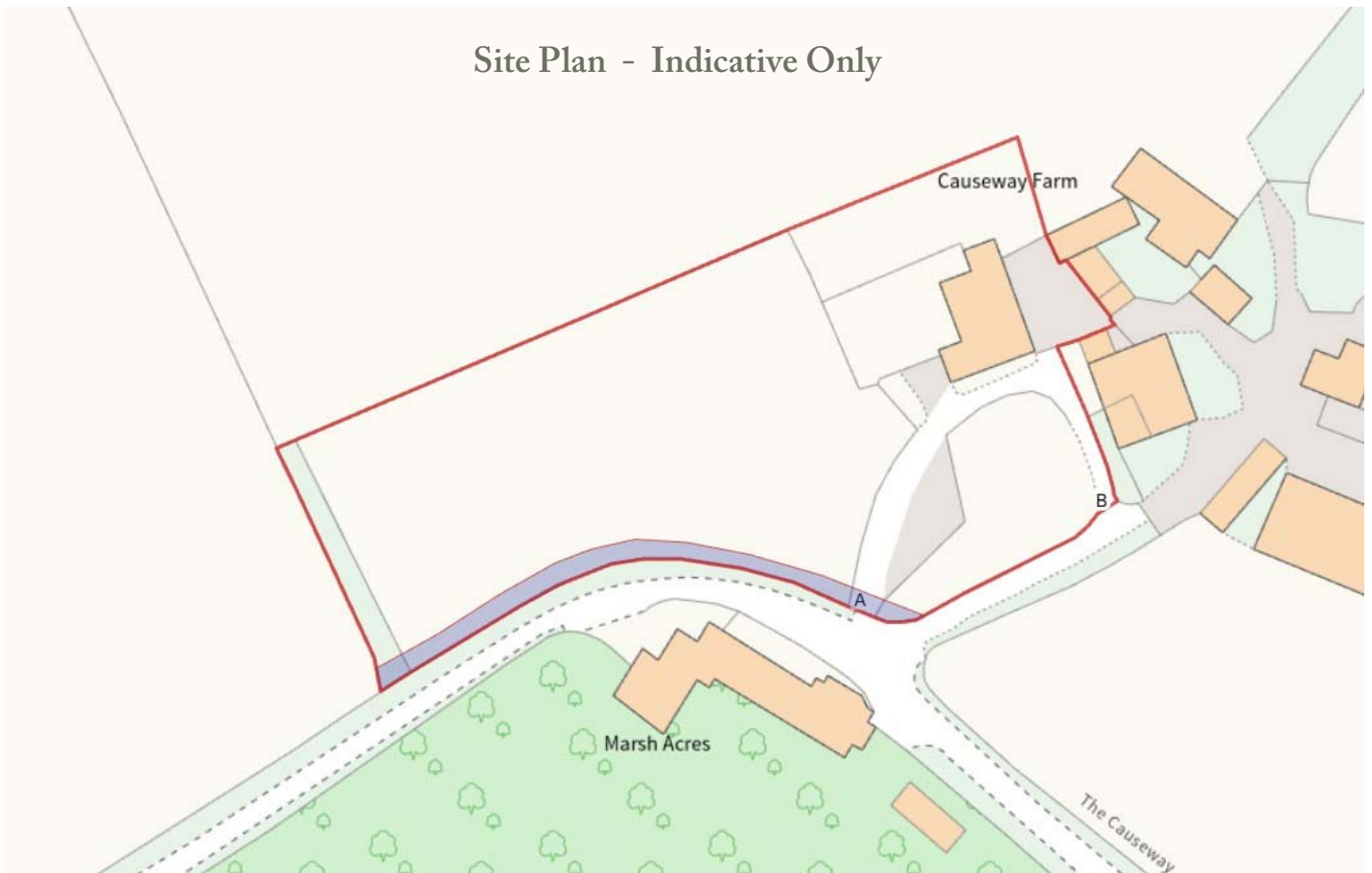
Causeway Farm, Middleton

Approximate Gross Internal Area = 292.0 sq m / 3143 sq ft



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Produced for Clarke and Simpson

Site Plan - Indicative Only





Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage. Oil-fired boiler serving the central heating and hot water system. The property benefits from a solar thermal system that supplements the hot water system.s

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 ; £3,805.95 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.
4. A copy of an asbestos survey for Causeway Farm (that includes the agricultural buildings) from 2005 is available on request.

May 2026



Directions

Heading in a northerly direction on the A12, pass through the village of Yoxford, turning right at the newly installed roundabout where signposted to Middleton on the B1122. Continue along this road for approximately a mile and on entering Middleton Moor turn left onto Moor Road. Continue onto The Causeway where the entrance to the property will be found on the left hand side.

What3Words: ///laptops.tacky.howler



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