Chartered Surveyors / Estate Agents

Clarke & Simpson









Queens Cottage, The Street, Hacheston, Suffolk IP13 0DS
For Sale by Online Auction

A detached, period thatched cottage, requiring general work within the centre of Hacheston, between Framlingham and Wickham Market.

Guide Price £250,000 Freehold

P7280C

Summary Accommodation

Drawing room, dining room, kitchen, utility room, downstairs shower room, conservatory, snug, study and sitting room/ground floor bedroom with en-suite bathroom. Four first floor bedrooms and bathroom. Ample off-road parking, double garage. Attractive, mature grounds of one third of an acre.

For Sale by Timed Online Auction - 18th November 2026.

Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on **18th November 2026** and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel **with completion 20 working days from exchange**. For details of how to bid please read our Online Auction Buying Guide. The Sellers solicitor has prepared an Auction Legal Pack. This will be available to view online and interested parties should register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

Seller's Solicitors

The seller's solicitor is Kristen Bitter, Attwells Solicitors, St. Vincent House, 1 Cutler Street, Ipswich, Suffolk, IP1 1UQ; Email: kristen.bitter@attwells.com

We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

Queens Cottage is located in the accessible village of Hacheston, which is almost equidistant between the centres of Framlingham and Wickham Market. Both Framlingham and Wickham Market offer good local shopping facilities, as well as primary schools. Framlingham also has secondary schools, Thomas Mills High School and Framlingham College. Hacheston is a hub of activity with its village hall offering all manner of events and clubs. There is also an excellent farm shop and nursery. The village of Easton is within easy cycling distance and here there is a superb pub, Easton Farm Park, a bowls club and cricket club. The Heritage Coast is within about 10 miles, with the popular centres of Orford, Thorpeness, Aldeburgh, Walberswick and Southwold all being within easy reach. Woodbridge is within about 7 miles, whilst the county town of Ipswich lies about 15 miles to the south-west, offering frequent mainline railway services to London's Liverpool Street





Description
Queens Cottage is a charming dwelling which is Grade II Listed and constructed of timber, brick and flint with predominantly rough cast and painted render elevation under a thatched and pantiled roof. The cottage is believed to date from the 17th century and was previously the village pub known as the Hacheston Queen or Queens Head.

The property offers spacious accommodation, particularly on the ground floor, extending to over 2500 square feet. It is envisaged that an incoming buyer will carry out a sympathetic modernisation and refurbishment programme which may include installing a new kitchen, new bathroom facilities and updating the heating system. It should, however, be noted that the boiler has been replaced in relatively recent times and the electricity consumer unit updated. Externally, a buyer may wish to re-ridge the thatch. Outside, there is ample parking and a delightful garden with garaging, where there is space for other outbuildings.

The Accommodation - The Cottage

Ground Floor - A partially glazed front door leads to the hallway.

Hallway - Radiator, exposed beams.

Drawing Room 17' 0 x 16' 0 (5.18m x 4.88m) - A dual aspect room with east facing window with secondary glazing to the front of the property and west facing internal window to the conservatory. Inglenook fireplace with bressummer beam above. Wood block flooring. Wall light points. Radiators. Stairs to the First Floor landing. Doors to the dining room, conservatory and inner hallway.

Dining Room 15' 6 x 14' 0 (4.72m x 4.27m) - East facing windows to the front of the property with secondary glazing. Exposed beams and ceiling mouldings including fleurs-de-lis and the Queen's head. Radiator. Door to the Kitchen.

Kitchen 15' 0 x 12' 5 (4.57m x 3.78m) - Fitted with a basic range of high and low level wall units with integrated fridge and double electric oven. Roll edge work surface with stainless steel sink with drainer and mixer taps above. Four ring halogen hob with extractor fan above. South facing window with secondary glazing, Former fireplace which is home to the oil-fired boiler. Door to the Pantry, Conservatory and Utility Room.

Pantry - Shelved and with a south facing window.

Utility Room - North and south facing windows. Hand wash basin with drainer. Wall units. Space and plumbing for a washing machine and tumble dryer. Exterior door to the rear garden and further door to the Shower Room.

Shower room - Comprising shower, WC and water softener. West facing windows.

Conservatory 13' 3 x 10' 6 (4.04m x 3.78m) - A basic structure of timber framed construction with wall-to-wall glazing to the west and a glazed roof. Door to Sitting Room.

Inner Hallway - Fitted shelving. Doors to the Snug, Study and Sitting Room.

Snug 16' 5 x 9' 5 (5.00m x 2.87m) - Exposed timbers and blocked fireplace. Wall light points. Radiator. East facing window with secondary glazing. Shelved cupboard.

Study 11' 7 x 8' 0 (3.53m x 2.44m) - A dual aspect room with west and north facing windows overlooking the garden. Glazed door to the exterior. Radiator. Shelved cupboard.









Sitting Room 10' 0 x 12' 0 (3.05m x 3.66m) - A sitting room or further bedroom with north facing window with secondary glazing overlooking the garden and French doors opening to the conservatory. Radiator, understairs cupboards. Door to en-suite bathroom.

En-suite Bathroom - Comprising bath, hand wash basin and separate cloakroom with WC. North and west facing windows with obscured glazing and secondary glazing. Wall mounted electric heater.

The stairs in the ground floor sitting Room rise to the First Floor Landing

Landing - Radiator. Wall light points. Hatch to roof space. Internal high level windows. Doors lead off to the bedrooms and bathroom.

Bedroom One -16' 0 x 11' 0 (4.88m x 3.35m) - A double bedroom with west facing window enjoying views over the rear garden. Radiator. Fitted wardrobe with hanging rail and shelf above. Hand wash basin with cupboard below. Fitted shelving.

Bedroom Two - 17' 0 x 8' 0 (5.18m x 2.44m) - A double bedroom with north-facing window with secondary glazing. Exposed timbers. Radiator. Built-in wardrobe.

















Bathroom - Comprising bath, WC and hand wash basin with cupboard below. Radiator. Shaver point. West-facing window with obscured glazing.

Bedroom Three - 15' 7 x 8' 0 (4.75m x 2.44m) - A double bedroom with east facing dormer window with secondary glazing to the front of the property.
Exposed timbers including a blocked mullion window. Radiator. Hand wash basin with cupboard below.

Bedroom Four - 14' 0 x 12' 8 (4.27m x 3.86m) - A fourth double bedroom, again with exposed beams. Ceiling mouldings including fleurs-de-lis and the
Queen's head. East facing dormer window with secondary glazing. Radiator. Hand wash basin with cupboard below. Strip light with shaver point. Large built-in cupboard which is also home to the hot water cylinder and pressurising tank.

Outside
There are three parking areas to the property. The first is immediately to the front of the dwelling where there is also an area of lawn. The second is accessed via gates into the main garden itself where there is an area of hard standing. The third parking area is off Easton Lane and leads to a double garage which is of brick construction under a tiled roof. This has double garage doors to the front and personnel doors to one side. It measures approximately 20' x 16'.

The garden itself is delightful. It is predominantly west-facing and is enclosed by brick walls and fencing. Abutting the cottage itself is an extensive patio area beyond which are beds and lawn. A terrace leads up to a secondary garden area and the garage, beyond which is a recently cleared area where there is scope for further outbuildings to be constructed for a home office or alike. Within the grounds are flower beds and mature shrubs and trees. The grounds extend to approximately 0.32 acres.







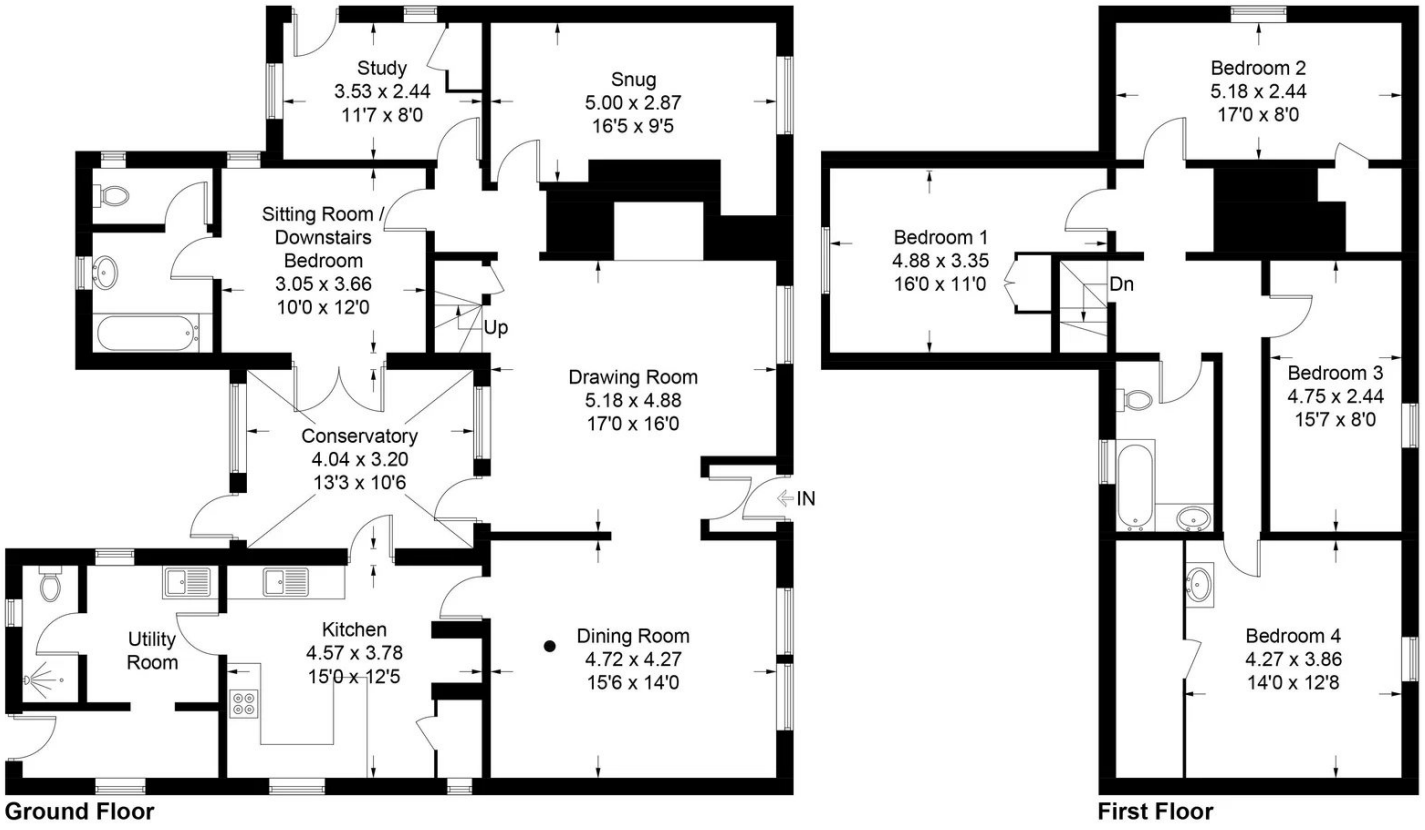





COBBOLD'S ALES & SPIRITS

Queens Cottage, Hacheston

Approximate Gross Internal Area = 236.3 sq m / 2543 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.
Services - Mains water and electricity. Oil fired central heating. Private drainage system. (Whilst the sellers have no reason to believe that the septic tank does not work in a satisfactory manner, it is unlikely to comply with the new regulations and buyer should budget to install a new sewage treatment plant. This cost has been taken into account within the guide price along with the other refurbishment works that are required at the property.)
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 = No EPC as property is Listed
Council Tax Band F; £3,319.48 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. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - £1,200 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.
6. The doorways/ceiling heights at the property are low.



Clarke & Simpson

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