

*An exceptionally well presented three bedroom link-detached bungalow offering flexible accommodation located in the heart of the village of Darsham, with rural views to the rear.*



#### Guide Price

£435,000

Freehold

Ref: P7874/B

#### Address

Homar  
The Street  
Darsham  
Suffolk  
IP17 3QA



Entrance hall, kitchen/dining room, sitting room, cloakroom, shower room and three bedrooms.  
Single garage to side.  
Driveway providing off road parking.  
Landscaped garden to front and rear.

#### Contact Us



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email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

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

## Location

The property is located in the well regarded rural village of Darsham in an area designated as outstanding natural beauty (AONB). Darsham is a charming village close to Suffolk's beautiful Heritage Coast (4 miles) and benefits from a popular Public House, The Fox, a well supported, recently built village hall which accommodates several social groups and activities including a monthly coffee morning. There is also a village green, and a petrol station with general stores. There is a local bus service with buses travelling to Leiston, Saxmundham and Halesworth. Darsham has a railway station, which is a mile from the property, and which is on the Ipswich to Lowestoft line, with onward links to London's Liverpool Street station.

Within 1½ miles is the popular village of Westleton, and the sea at Dunwich is 4½ miles as is the Minsmere RSPB bird reserve. The popular coastal locations of Southwold, Walberswick and Aldeburgh are also close by. Within 6 miles is Saxmundham, where there are both Tesco and Waitrose supermarkets, as well as a number of individual shops. There are GP surgeries and schools in both Saxmundham, Leiston and Halesworth. Halesworth, also 6 miles, offers a good selection of shops, eateries and facilities, as well as The Cut arts centre hosting many music events and classes. Golf and sailing can both be found close by, as well as other lovely market towns such as Woodbridge and Framlingham, with its historic medieval castle. Snape, with its world famous concert hall, is 10 miles. The A12 trunk road is under a mile from the property and this links the county town of Ipswich to the south to Lowestoft and Great Yarmouth to the north.

Darsham is also accommodating a 1,250 space 'park and ride' development on the A12 that is being created to serve the employees working on the construction of the new nuclear power station, Sizewell C. Sizewell itself is just 10 miles to the south-east where, at the height of construction, it has been suggested that there are likely to be in the region of 8,000 employees working on site.

## Description

Homar is an exceptionally well presented three bedroom link-detached bungalow built circa 1980s with brick elevations under a tiled roof. It has well laid out accommodation throughout and has undergone some refurbishment during the current vendor's tenure. The accommodation comprises entrance hall, kitchen/dining room, sitting room, cloakroom, shower room and three bedrooms, one of which is currently used as an office and another as a day room. The property sits nicely recessed from the road on a generous plot with easily maintained landscaped gardens to front and rear and backing onto farmland. It benefits from UPVC double glazing and oil fired central heating.

A door to the side of the property gives access to the entrance hall where there is engineered oak flooring and a built-in double cupboard with hanging rail and shelf above and access to the loft. The oak flooring runs through the entrance hall, sitting room and the bedrooms. From the hallway there are doors off to the kitchen/dining room which is a beautifully light room with windows to front and side with a matching range of fitted wall and base units with single drainer sink unit with mixer taps over and tiled splashbacks to rolltop work surfaces. There is a water softener, integrated washing machine, dishwasher, four ring AEG electric hob with AEG extractor hood over and high level double oven and integrated microwave. There is space for further appliances and a useful built-in double cupboard with slatted wooden shelving offering useful storage. It has a ceramic tiled floor. In the dining area there is an opening into the sitting room, again with wonderfully large windows to front and high level windows to the side, as well as engineered oak flooring. The dining area is also home to a central feature wood burning stove on a granite hearth. From the entrance hall is another independent doorway into the sitting room. A further door leads into the cloakroom which has obscured window to side, hidden cistern WC with shelf above, wall hung basin with cupboard under and mixer tap over, half tiled walls and ceramic tiled floor. Bedroom one is a generous double with built-in triple wardrobes with window to rear overlooking the garden and farmland beyond. Bedroom two is a double room currently used as a day room with French style doors that open out onto a paved terrace. Bedroom three is a further good sized room with high level windows to the side currently used as an office. The family shower room has obscured window to the side, large built-in shower cubicle with mains fed shower over with sliding doors and tiled walls, hidden cistern WC with

shelf above incorporating a basin with mixer tap and cupboards under for storage. Within the bathroom there is recessed lighting and a dual fuel chrome heated towel radiator.

### Outside

The property is approached from the highway via a driveway providing off road parking for several vehicles in front of the single attached garage. The front garden has been beautifully landscaped and is easy to maintain with raised flower beds and a pathway that circumnavigates the property. The garden is enclosed by part fencing and part hedging. There is gated access to the side of the property and the pathway continues to the rear passing a timber shed and timber log store and arriving at the main terrace which provides a private and unoverlooked sitting area with views of the garden and the fields beyond. There are outside power points and lighting. There is a timber summerhouse which has power. The garage is a generous tandem garage with windows to rear, personnel door to side and electric rollover door which has power and lighting connected. There is space for further appliances in the garage which also houses the oil fired boiler.

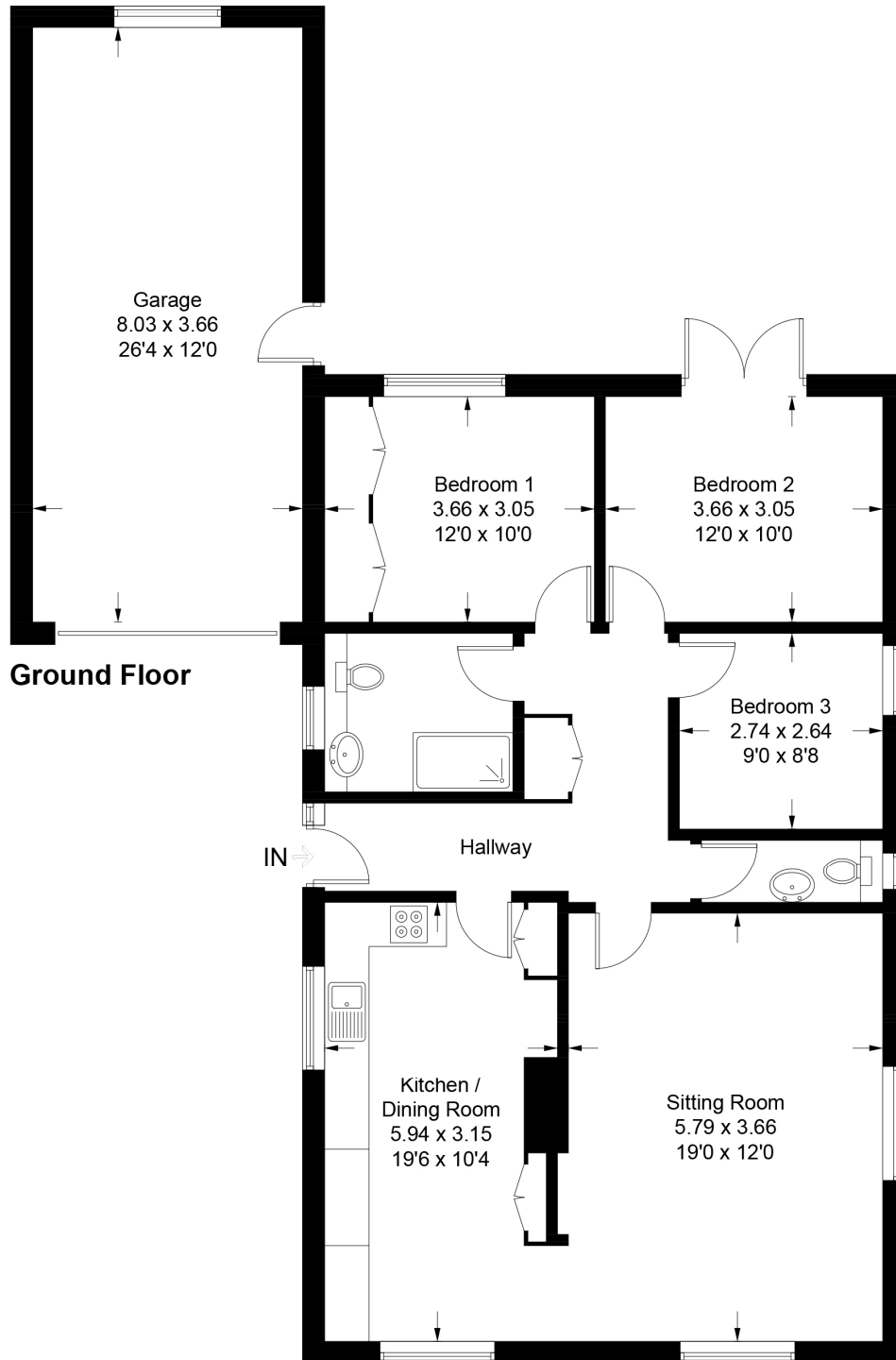






# Homar, Darsham

Approximate Gross Internal Area = 97.0 sq m / 1044 sq ft  
Garage = 29.5 sq m / 317 sq ft  
Total = 126.5 sq m / 1361 sq ft



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Produced for Clarke and Simpson



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*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage and electricity. Oil fired heating.

*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 = D (Copy available from the agents upon request).

*Council Tax* Band F; £2,270.56 payable per annum 2026/2027

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

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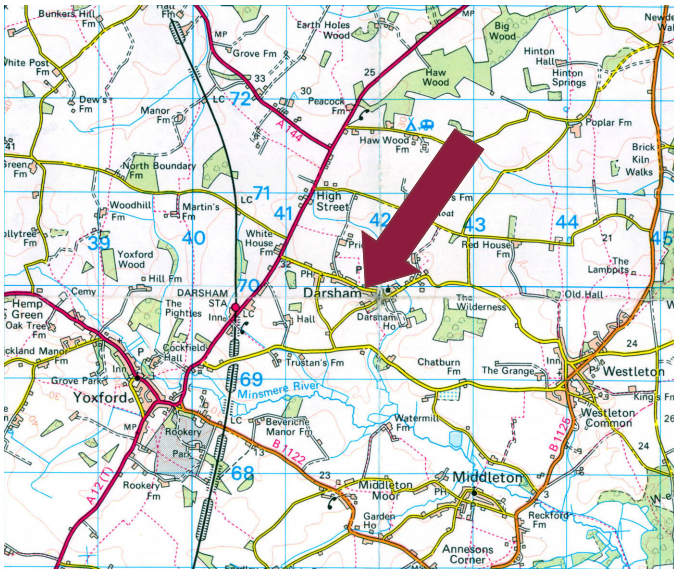
#### NOTES

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.

*April 2026*



## Directions

From the Agent's office take the Saxmundham Road heading east out of Framlingham passing through the villages of Sweffling and Rendham. Upon reaching the A12 turn left heading north and passing through the villages of Kelsale, Yoxford and into Darsham. Proceed over the level crossing passing the Jet garage on the right hand side and taking the next right hand turning into Darsham Street. Proceed through the street and Homar can be found on the left hand side identified by a Clarke and Simpson For Sale board.

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