

A charming and spacious two-bedroom Grade II listed period cottage, centrally located in the popular and sought-after town of Framlingham, just a short walk from the town's amenities.



Guide Price

£450,000

Freehold

Ref: P7862/B

Address

Hunter's Moon
23 Castle Street
Framlingham
Woodbridge
Suffolk IP13 9BP



Dining room, sitting room, kitchen, garden room, utility room and cloakroom.

Principal bedroom with dressing area, plus a further double bedroom, family bathroom and separate shower room.

Large, established enclosed rear garden with views of the castle beyond.

No forward chain.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

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

Location

Hunter's Moon is located along Castle Street in the centre of the popular and historic market town of Framlingham. Framlingham is best known locally for its fine Medieval Castle from which this street takes its name, and also for its good choice of schooling with Framlingham College, Sir Robert Hitcham's CEVAP School and Thomas Mills High School. The town also offers a good selection of shops, public houses and restaurants. The County Town of Ipswich is about 20 miles to the south-west with main line rail services to London's Liverpool Street Station taking just over the hour. The Heritage Coast is within easy reach with Aldeburgh within 12 miles and Southwold, 15 miles. Snape Maltings is within 10 miles.

Description

Hunter's Moon is a spacious two bedroom Grade II Listed cottage, centrally located in the heart of Framlingham, just a short stroll from the town's amenities, with views overlooking the castle to the rear. The cottage has undergone a programme of renovation and refurbishment during the current vendors' tenure and now offers spacious and flexible accommodation arranged over two floors. A particular highlight of the property is the established and exceptionally well-maintained rear garden, which is generous in size and enjoys outstanding views of the castle.

Entering the property from the front, you arrive in the dining room which features a front-facing window and a internal window, a red brick fireplace with an oak mantel and a built-in cupboard with shelving to the side, all complemented by wooden flooring. From here an opening leads to the staircase rising to the first-floor landing, and a further door opens into the sitting room. The sitting room is a well-proportioned, light-filled dual-aspect room with windows to the front and rear, including a charming rear-facing bay window. It also features a fireplace with an oak bressummer and a built-in cupboard with shelving to the side. From the dining room, a door leads through to the utility area, which has a front-facing window and a breakfast bar. The utility area is fitted with a range of hand-built and painted units with granite worktops, a four-ring electric hob with an electric oven beneath, a filter hood above, and space and plumbing for a washing machine and dryer, along with a built-in cupboard. A step-up opening leads into the kitchen, which offers a further range of base units, an integrated fridge freezer, integrated dishwasher, and a one-and-a-half bowl stainless steel sink inset into granite worktops with a mixer tap. The property also benefits from a two-oven Rayburn Nouvelle, a built-in larder cupboard, a display cabinet with shelving and additional storage cupboards beneath, and a water softener.

An archway from here leads through to the garden room, where a large picture window takes in views of the garden and the castle beyond. There are French-style doors, flanked by windows to either side, providing access to the outside. A glazed door leads from here into an inner hall, which in turn provides access back to the dining room. The inner hall features coat pegs, a ceramic tiled floor and a door to the cloakroom. The cloakroom has an obscure window to the rear, a close-coupled WC and a wall-mounted basin with a mixer tap over. The room is finished with a ceramic tiled floor and part-tiled walls.

Stairs rise to the first-floor landing. A door provides access to the principal bedroom, a large double room opening into a dressing area. This space features a dormer window, exposed ceiling and wall timbers and a range of fitted wardrobes, two with hanging rails and one with shelving. There is also a further built-in cupboard with a hanging rail. On the opposite side of the landing is a further double bedroom, with windows to the rear and dormer windows to both front and rear. This is a good-sized twin room with a built-in wardrobe and hanging rail. From here, a door leads to the ensuite bathroom, which has a dormer window to the rear and features a roll-top bath with mixer taps, a pedestal wash hand basin and a close-coupled WC. The room also benefits from exposed wall timbers, engineered oak flooring, a small loft hatch and two built-in cupboards with shelving. Off the main landing, a step leads up to a rear landing with a window to the rear and a door to the family shower room. This room has a window to the side and includes a built-in double shower tray with a mains-fed drencher shower and handheld attachment, tiled surround and opening door. There is also a pedestal wash hand basin with tiled splashback, mirror and light above, a close-coupled WC with a glass shelf above, a chrome heated towel radiator and an extractor fan. The property benefits from gas-fired central heating with partial secondary glazing.

Outside

The property is approached from the front via the pavement. There is also pedestrian side access to the left-hand side, which is owned by the property, with the neighbouring property benefiting from a right of way for bin access. A gated side entrance leads to the rear garden, which is a true oasis in the heart of the town. Immediately behind the property is a large paved terrace, providing an elevated seating area overlooking the garden. To the left-hand side are two brick-built stores and a covered storage area. The garden is enclosed by a combination of panel fencing and hedging and also features a greenhouse. It is predominantly laid to lawn, complemented by well-stocked borders offering a colourful variety of flowers and shrubs, including a weeping cherry tree. At the far end of the garden, there is a pond, a timber shed, and a tiered section with a further raised seating area, creating an attractive and peaceful setting.









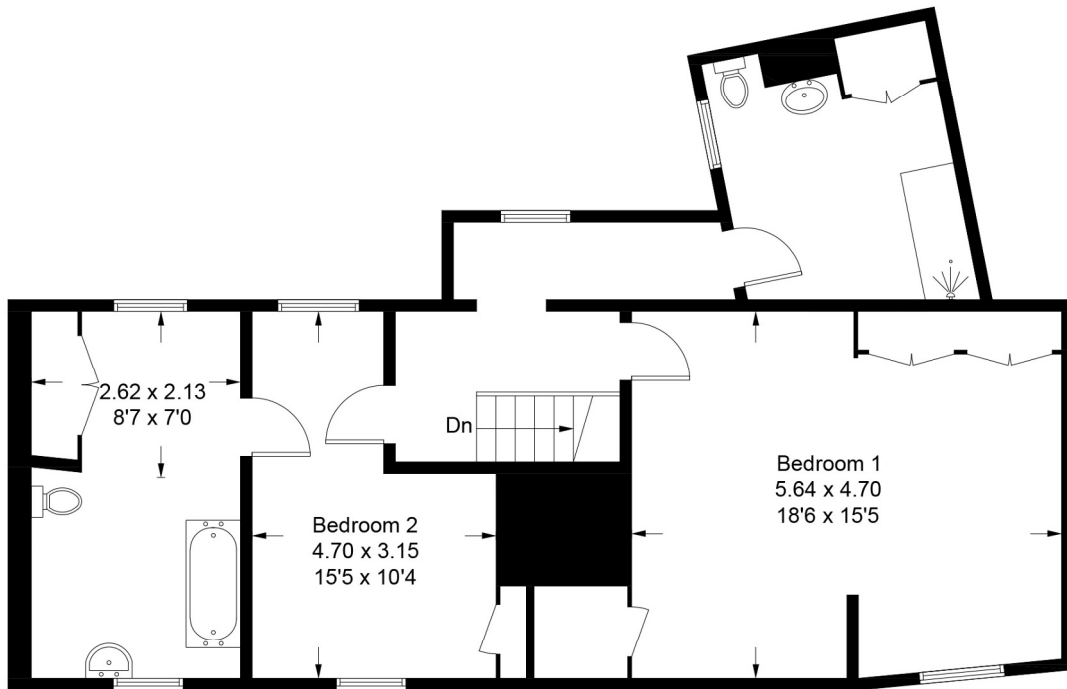




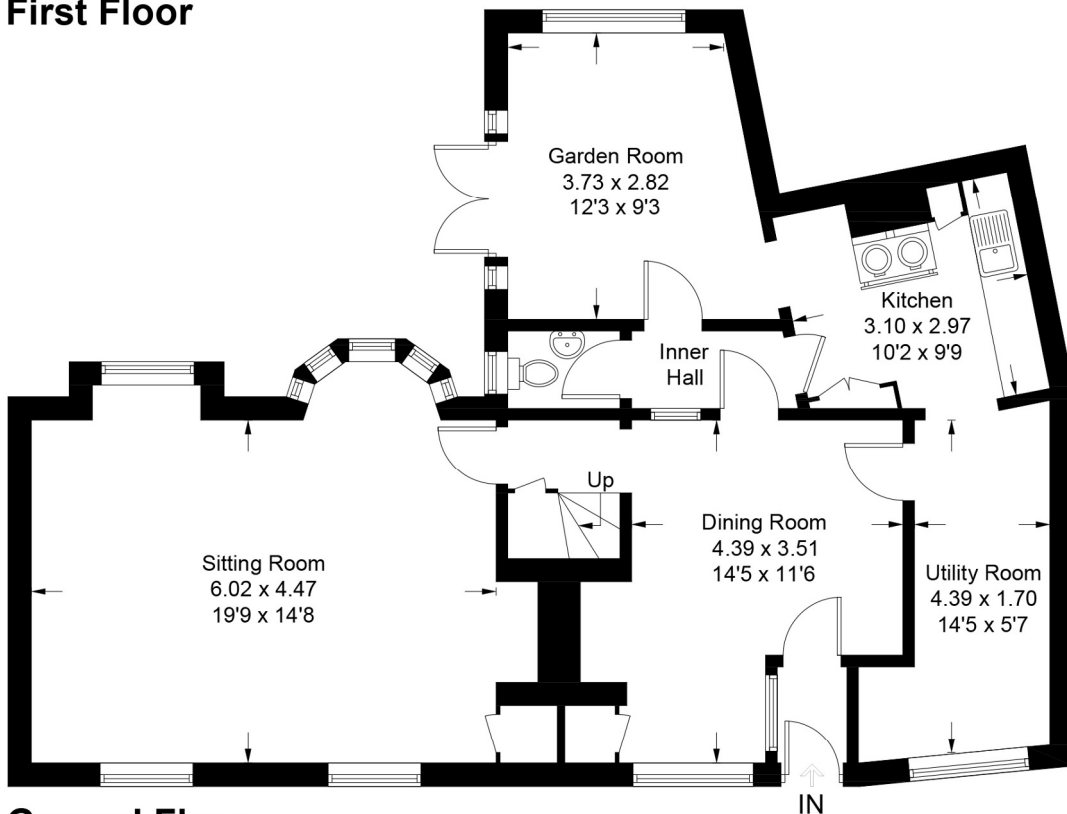


Hunter's Moon, Framlingham

Approximate Gross Internal Area = 160.0 sq m / 1724 sq ft



First Floor



Ground Floor



Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Gas-fired central 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 = As the property is a listed building, it does not have an EPC.

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.

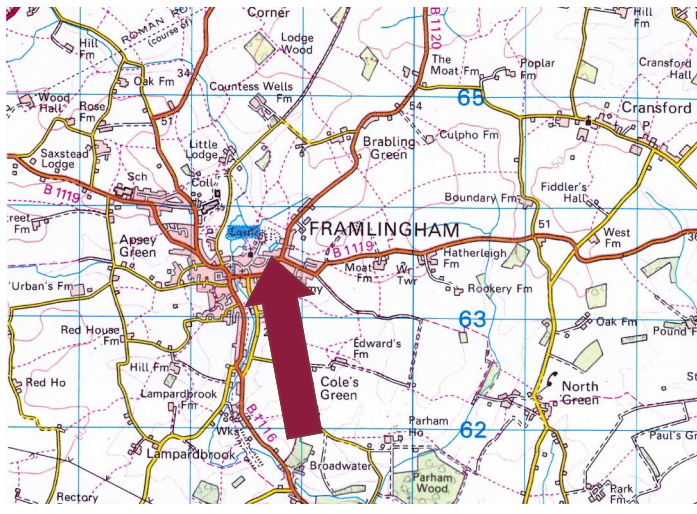
NOTES

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.

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 Market Hill in the centre of Framlingham head towards the church and castle along Church Street. At the top of Church Street bear right into Castle Street where the property will be found a short way along on the left hand side.

For those using the What3Words app:
///spill.rainwater.throat



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.