

*An extended three bedroom detached house located in the village of Pettistree, to the south side of the popular village of Wickham Market.*

Guide Price  
£399,500 Freehold  
Ref: P7573/B

The Tuns Cottage  
Main Road  
Pettistree  
Woodbridge  
Suffolk  
IP13 0HW



Entrance porch, entrance hall, office, sitting room, dining room, breakfast area and kitchen.

Principal bedroom with shower room and dressing room, two further good size bedrooms and family bathroom.

Generous enclosed garden to rear.

Off-road parking and private driveway for two to three vehicles.

Attached single garage.

Contact Us



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## Location

The Tuns Cottage is located in the picturesque rural village of Pettistree, to the south side of the popular village of Wickham Market. Pettistree benefits from a freehouse, The Greyhound (named best local restaurant in Central and East England by the Good Food Guide), an impressive church and easy access to beautiful countryside walks.

The thriving village of Wickham Market, with its excellent range of shops and facilities catering for all needs, is just two miles away and, in addition, has a primary school, medical centre and library. The riverside town of Woodbridge provides a further range of local facilities, including excellent state and private schooling, and lies just four miles to the south.

The nearby Deben, Ore and Alde estuaries provide a wide range of water sport opportunities and there are a number of golf courses locally in the nearby villages of Ufford and Bromeswell. The A12 dual carriageway is easily accessed and links to the county town of Ipswich (11 miles) and beyond to London's M25, Stansted Airport (via the A120), as well as Cambridge and the Midlands (via the A14). Branch and main line rail services run from Campsea Ashe through to Ipswich and London's Liverpool Street.

## Description

The Tuns Cottage is an extended, three bedroom detached house being partially the original solid flint wall construction together with a block and brick extension with rendered and colour washed elevations, all under a pitch tiled roof. It is believed that the property was formerly two small cottages which has been opened into one and then extended. In 1993, planning permission was granted to extend the kitchen and to provide a third bedroom and a garage.

The property offers flexible accommodation and provides an opportunity for an incoming purchaser to place their own mark upon the property as it now requires a little updating. The property does, however, benefit from gas-fired central heating and wooden double glazed windows. It also benefits from a generous plot; there are open plan gardens to the front and a block paved driveway providing off-road parking for two to three vehicles in front of the single garage and to the side. To the rear is an enclosed garden which has been hard landscaped with an area of AstroTurf and beautiful outbuildings.

The accommodation is flexible. The front door enters into the porch which opens to the entrance hall which has stairs rising to the first floor. There is a door from the hall to the office, which, in turn, has doors that lead to the breakfast area and the sitting/dining room. The sitting room has a window to the front and a feature fireplace (currently not in use) and opens into the dining area where there are two windows to the rear and a ceramic tiled floor. There are exposed ceiling and wall timbers. The kitchen/breakfast room is a spacious room with a door to the garden and windows to rear. The kitchen area is fitted with a matching range of wall and base units with a one and a half bowl single drainer sink unit inset into worktop. There is space for a gas cooker and plumbing for washing machine and dishwasher.

Stairs from the entrance hall rise to the first floor landing. This is a spacious with window to the rear and with doors off to the bedroom accommodation. The principal bedroom is accessed via its own dressing room/shower room. There are two further double bedrooms and a family bathroom which comprises panel bath, close coupled WC and hand wash basin.

## Outside

The property is approached from the highway to the front via block paved driveways to either side of the front garden. The front garden is mainly laid to lawn. There is a pathway that circumnavigates the property with access to both sides. There is a single attached garage with an up-and-over door and power and lighting connected. The rear garden is predominantly hard landscaped with a paved terrace that runs along the back and side of the property and with steps up to a further terrace with a large expanse of AstroTurf. A pathway leads around the AstroTurf to the rear of the garden where there is a brick outbuilding, a further store and a further separate outbuilding. The rear garden is partly enclosed by close-boarded fencing and the side that adjoins the neighbouring field is hedging with a simple wire fence inside.

It should be noted that the boundary to the left hand side facing away from the property in the rear garden extends to circa 1m beyond the fence to include the leylandii hedge which provides screening from the path.







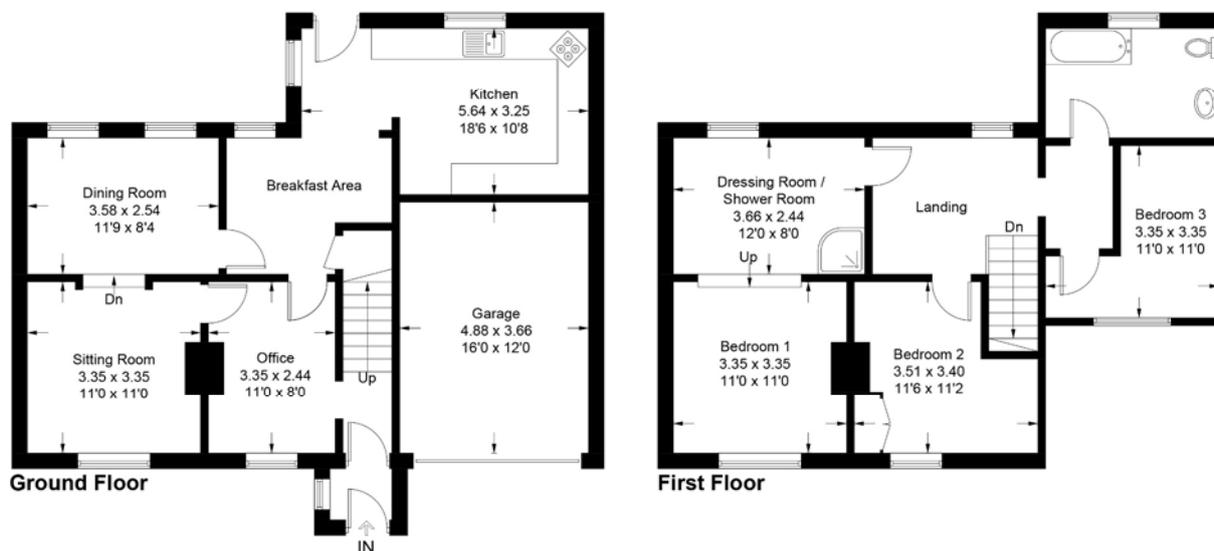


## Tuns Cottage, Wickham Market

Approximate Gross Internal Area = 124.1 sq m / 1336 sq ft

Garage = 17.9 sq m / 193 sq ft

Total = 142.0 sq m / 1529 sq ft



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**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, gas 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** Rating = D (Copy available from the agents upon request).

**Council Tax** Band C; £1,945.47 payable per annum 2025/2026

**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 2025**



## Directions

Leaving the village of Wickham Market heading south toward Ufford, as you enter the village of Pettistree the property can be found on the right hand side identified by a Clarke and Simpson For Sale board.

What3Words location:  
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