

*A most delightful two/three bedroom semi-detached cottage, with gardens of over half an acre, enjoying stunning views to the rear across the Alde Valley.*

Guide Price  
£525,000 Freehold  
Ref: P7518/J

1 Mount Pleasant  
Bruisyard Road  
Cransford  
Suffolk  
IP13 9PF



Sitting room, drawing room/ground floor bedroom, kitchen/dining room, conservatory, utility room, inner hallway and bathroom. Two first floor double bedrooms and shower room. Double garage and generous shingled driveway. Potting shed. Gardens and grounds extending to approximately 0.58 acres (0.23 hectares).

Contact Us



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## Location

The property is located along Bruiysard Road, a short distance to the north-east of the village centre. Cransford itself is a small rural village, but within close proximity to the historic market town of Framlingham which is under 2 miles away. The town offers excellent schools in both the state and private sector - Sir Robert Hitchams Primary School and Thomas Mills High School - and in the private sector Framlingham College. There are a number of highly respected pubs and restaurants in the town including The Crown Hotel and Watson & Walpole. On the market hill on Tuesdays and Saturdays there is a market offering a comprehensive range of local produce. The town boasts a medical practice, dentist, vets, garages, newsagent, delicatessen, a library and Co-operative supermarket.

The County town of Ipswich lies about 20 miles to the south and from here inter-city rail services to London's Liverpool Street station are scheduled to take just over an hour. There are also regular rail services from Saxmundham to Ipswich. The village is easily accessible to the coast and the popular towns of Aldeburgh and Southwold. Aldeburgh is about 13 miles to the south-east and is an attractive town renowned not only for its annual festival of music and arts (in conjunction with Snape Maltings - 7 miles) but also for its yacht and golf clubs, as well as its fine hotels and restaurants. Southwold is about 18 miles to the north and has an award winning pier, busy harbour and is home to Adnams Brewery.

## Description

1 Mount Pleasant is the most delightful two/three bedroom semi-detached cottage that occupies a stunning location between the villages of Cransford and Bruiyard. The cottage has been well maintained over the years, offering generous and flexible accommodation of nearly 1,200 sq ft, comprising a sitting room with working fireplace and kitchen/dining room, that links wonderfully well with the conservatory that makes the most of the westerly outlook at the rear. In addition, there is the drawing room (or ground floor bedroom if required) and ground floor bathroom. On the first floor there are two good sized double bedrooms and a shower room.

The gardens and grounds are delightful; the front garden is mainly laid to lawn for ease of maintenance, but interspersed with a number of established fruit bearing trees, and enclosed from the road by a mature native hedge. The rear garden enjoys a stunning westerly facing outlook across the gently undulating countryside towards the Alde Valley. There is also a double garage and generous shingled driveway.

In all the gardens and grounds extend to approximately 0.58 acres (0.23 hectares).

















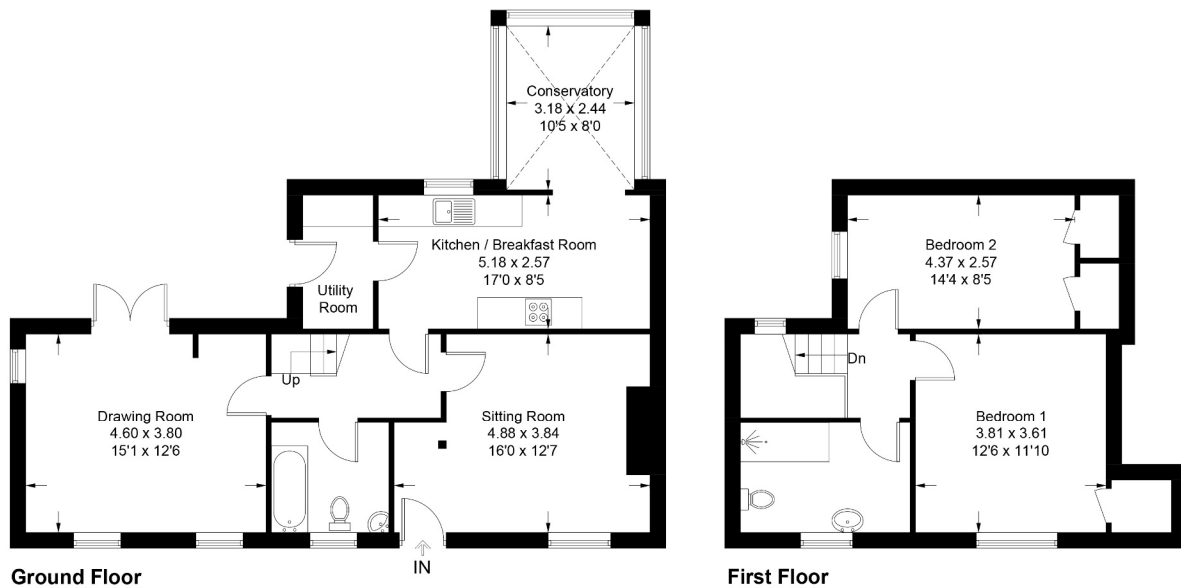


Site Plan - Indicative Only



# 1 Mount Pleasant, Cransford

Approximate Gross Internal Area = 113.1 sq m / 1217 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 boiler serving the central heating and hot water systems. Private drainage system. Whilst the private drainage system is somewhat dated, we understand that it drains to a soakaway and therefore complies with current regulations.

**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 (58)

**Council Tax** Band C; £1,894.32 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

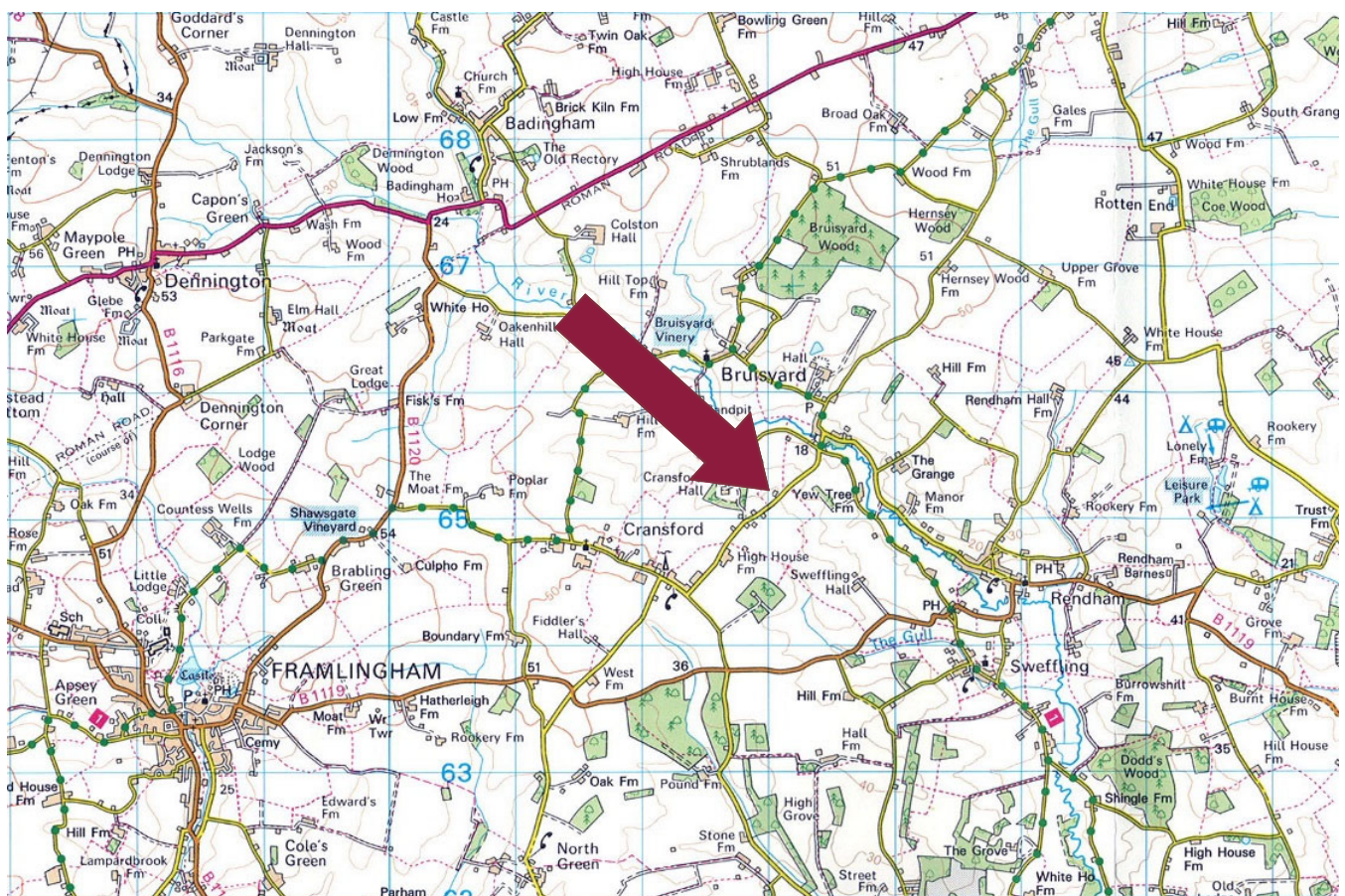
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. Prospective purchasers should note that there is potentially a small flying freehold in bedroom 1 beside the chimney stack.

**April 2025**

## Directions

Proceeding in an easterly direction on the B1119 Saxmundham Road, turn left at the S-bend where signposted to Cransford. Continue into the centre of the village, turning right at the junction. Take the first turning on the left, signposted to Bruisyard and Peasenhall, and the property will be found on the left hand side after approximately half a mile.

For those using the What3Words app: [///sprouts.type.crescendo](https://www.what3words.com/sprouts.type.crescendo)



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