

A Grade II Listed two double bedroom cottage, that now requires updating, with a delightful garden in the heart of Framlingham.

Guide Price
£325,000 Freehold
Ref: P7678/J

The Maltings
11 Fore Street
Framlingham
Woodbridge
Suffolk
IP13 9DY



Entrance hall, 33' sitting & dining room, kitchen/breakfast room and cloakroom.

Two double bedrooms and bathroom.

Well stocked rear garden.

No forward chain.

Contact Us



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And The London Office
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Location

The property is set along Fore Street in the very centre of the town. Framlingham is perhaps best known for its magnificent castle but also benefits from a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency, nursery, vets and delicatessen. It is also home to the Crown Hotel, a Co-operative supermarket and doctors' surgery. The town also benefits from Sir Robert Hitcham's CEVA Primary School & Nursery, Thomas Mills High School and Framlingham College.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside, and amenities such as golf in nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is nearby (10½ miles), and there is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with easy access to the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street, scheduled to take just over an hour.

Description

The Maltings is a Grade II Listed, timber frame cottage, that is now in need of updating, in the heart of the historic and popular market town of Framlingham.

According to the listing schedule, The Maltings was originally three cottages and is believed to have been built during the 18th century.

In all, the accommodations extends to nearly 1,300 sq. ft (120 sqm) and comprises an entrance hall, 33' sitting and dining room, kitchen/breakfast room and cloakroom on the ground floor, whilst on the first floor there are two good size double bedrooms and a bathroom.

Outside there is a delightful, fully enclosed rear garden, which comprises a central area laid to grass for ease of maintenance, but partly enclosed within well stocked borders containing a variety of established flowers and shrubs. There is also a well stocked border to the front of the property. Whilst there is no dedicated parking, there is unrestricted parking immediately beside the property, as well as along Fore Street, on a first come/first served basis.



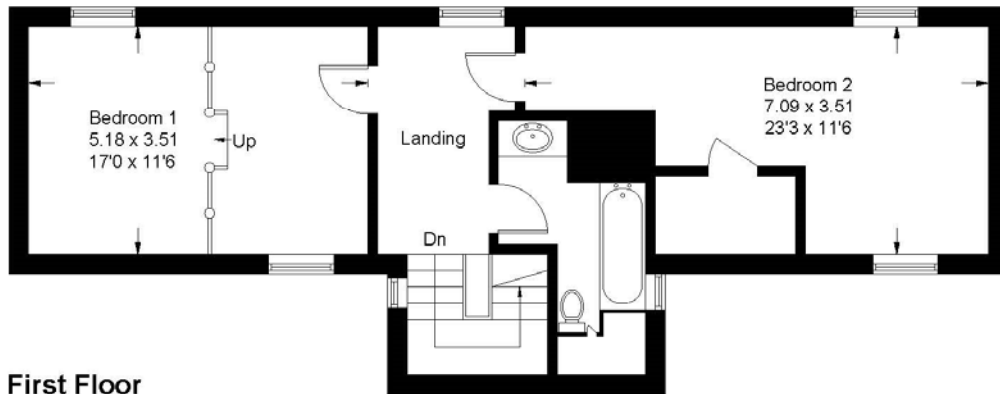




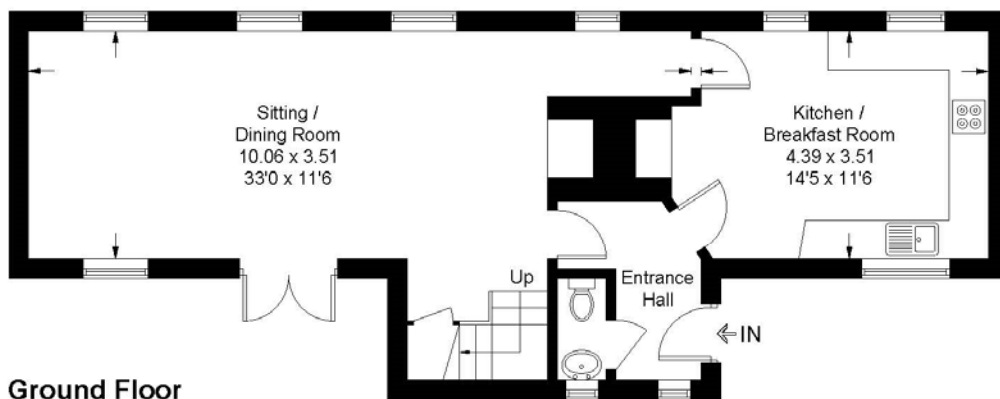


11 Fore Street, Framlingham

Approximate Gross Internal Area = 118.3 sq m / 1273 sq ft



First Floor



Ground Floor

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Produced for Clarke and Simpson





Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity connected. Gas-fired boiler serving the central heating and hot water systems.

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 = Not applicable as Listed.

Council Tax Band D; £2,246.91 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.
4. A neighbouring outbuilding/store room, which was previously owned by the vendor, is still connected to the electricity supply of The Maltings on an informal basis. The cost of any electricity consumed is repayable at the prevailing rate. However, we understand that this arrangement could be terminated by a new owner if required.
5. A damp survey has been commissioned, with a copy available to interested parties on request.
6. Although the tiles have not been tested, we understand that some of the roof covering could potentially be made from asbestos containing materials.

August 2025



Directions

From the agent's office in Well Close Square, turn left onto Station Road, and left again into Fore Street where The Maltings will be found a short way along on the left hand side.

For those using the What3Words app:
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