

*A pretty, two bedroom, semi-detached cottage conveniently located close to the coast and also Halesworth.*

Guide Price  
£250,000 Freehold  
Ref: P7691/C

28 Stone Cottage  
High Street  
Thorington  
Suffolk  
IP17 3QN



Rear porch, kitchen and sitting room.  
Two bedrooms and bathroom.  
Garden of 0.2 acres, with summer house.  
Off-road parking.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

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

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)



## Location

28 Stone Cottage is situated on the former Thorington Hall Estate adjacent to the A12, conveniently located for commuting and the Suffolk Heritage Coast between Aldeburgh and Southwold.

The property is a pretty, semi-detached house of predominantly flint construction under a slate tiled roof.

Sympathetically-restored with exposed beams, cottage stairs and gothic-style windows, this cottage is brimming with character.

Four miles to the north-west is the attractive market town of Halesworth which has an excellent range of independent shops, a supermarket, several public houses and restaurants and is also home to the popular New Cut Arts Centre which offers art exhibitions, theatre, cinema and music.

The railway station at Darsham is three miles to the south which has direct train services to Ipswich and London Liverpool Street.

## Description

### Ground Floor

#### *Rear Porch*

Entering via the rear door into the porch where the oil boiler can be found together with plumbing for the washing machine.

#### *Kitchen* 14'6" x 5'11" (4.441m x 1.814m)

A range of base and eyelevel units in cream with wood effect row top work surface, tiled splashback and surround. A one and a half stainless steel sink with mixer taps over. Double electric oven with extractor fan over. Dual aspect gothic style windows. Radiator.



Doorway leading into:

*Sitting Room* 19'6" x 14'0" (5.950m x 4.282m)

Wooden floors and beams to the ceiling. Windows to the front overlooking the garden. Brick fireplace with wooden hearth which houses a wood burning stove. Radiator. Wall lights with frosted shades and front door which leads into the front garden. Understairs cupboard housing the hot water tank.





From the **Sitting Room** a door leads to the staircase and first floor landing area.

## First Floor

*Bedroom One* 14'1" x 14'1" (4.303m x 4.313m)

A double room with radiator, single glazed window to the front elevation, and hanging clothes rails.



*Bedroom Two* 16'2" x 11'1" (4.948m x 3.381m)

An 'L'-shaped bedroom which has dual aspect windows, a dressing area and radiator.



A door leads from the bedroom into the bathroom:

*Bathroom*

The bathroom comprises of a corner bath with electric shower over, WC, pedestal handwash basin, extractor fan, inset spotlight and radiator. Window to side elevation.



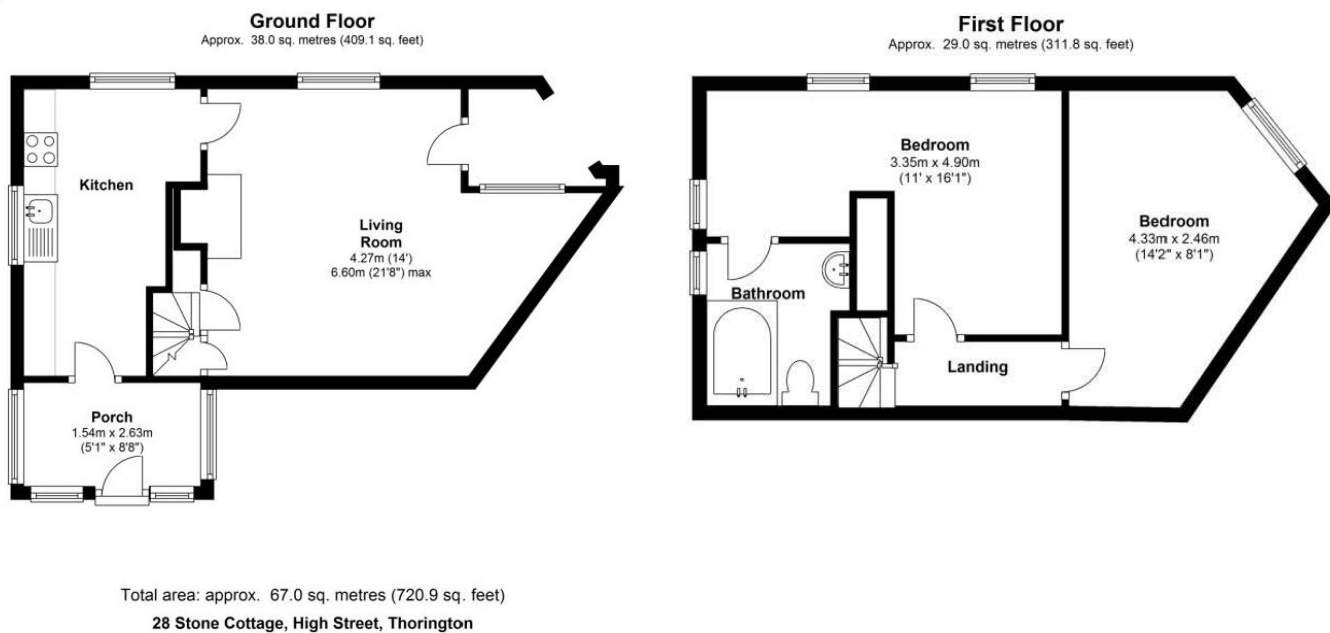
## Outside

The property is approached by a driveway from the A12 through large double gates which open into the driveway of the property.

The garden extends to about 0.2 acres and is enclosed by fencing and hedging.







*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage and electricity. Oil-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 = E (Copy available from the agents upon request).

*Council Tax* Band B; £1,673.44 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.

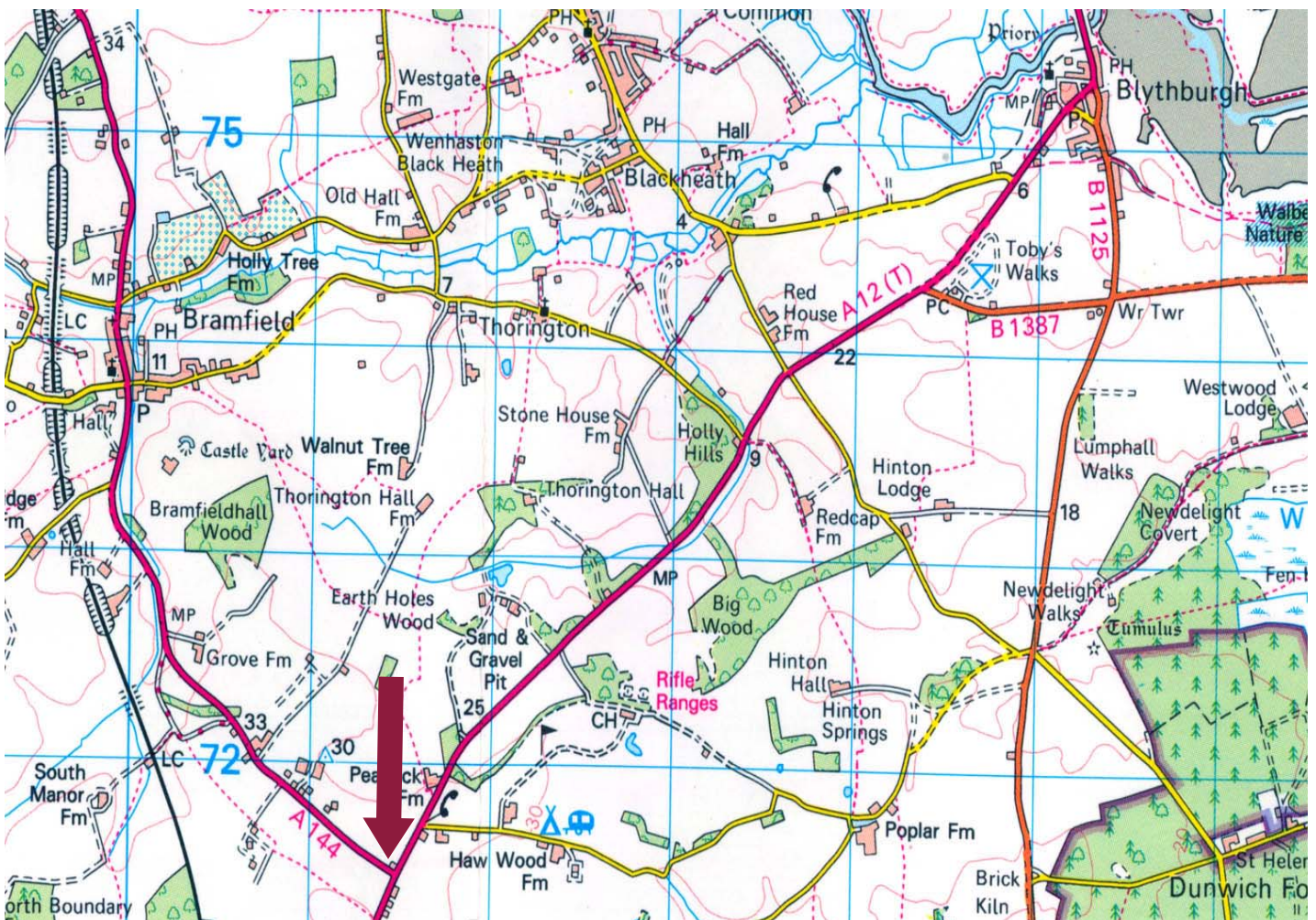
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*August 2025*

## Directions

From Yoxford head north on the A12 passing over the railway line and after approximately two miles, passing the left hand turn for Halesworth, the property will be found on the left hand side.

For those using What3words app: [///solutions.woodstove.hungry](https://www.what3words.com/solutions/woodstove/hungry)



Need to sell or buy furniture?

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