

*A three bedroom, semi-detached chalet style dwelling located in the Suffolk village of Darsham, a short drive from the Heritage Coast at Dunwich.*

Guide Price  
£200,000 Freehold  
Ref: P7630/B

7 Granary Cottages  
Main Road  
Darsham  
Suffolk  
IP17 3PH



Entrance hall, kitchen, sitting/dining room, ground floor bedroom/office, rear hall and ground floor wet room.

Two first floor double bedrooms.

Generous gardens to front and rear.

Ample off-road parking for two to three vehicles.

**No onward chain.**

Contact Us



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## Location

7 Granary Cottages is located in the Suffolk village of Darsham. Darsham is a charming village close to Suffolk's beautiful Heritage Coast. Darsham benefits from a popular dining pub house, The Fox, as well as a well supported, recently built village hall with village green, and a petrol station with general stores. There is also the railway station, which is just over a mile from the property, and which is on the Ipswich to Lowestoft line, with onward links to London's Liverpool Street station. Within 1½ miles is the popular village of Westleton, and the sea at Dunwich is 4½ miles as is the Minsmere RSPB bird reserve. The popular coastal locations of Southwold, Walberswick and Aldeburgh are also close by.

## Description

7 Granary Cottages is a three bedroom, semi-detached, chalet-style dwelling built circa 1947 with rendered and colourwashed elevations under a pitch tiled roof. The property is located on the outskirts of the village amongst similar styled dwellings that sit nicely recessed from the A12. The property has well laid out accommodation and occupies a generous plot. It has been reasonably well maintained but may now benefit from a schedule of redecoration and refurbishment.

The accommodation is entered from the side of the property into an entrance hall with doors off to the principal reception room, kitchen and ground floor bedroom. The sitting/dining room is a generous sized room with dual aspect windows to the front and rear. It has a tiled fireplace and a wall mounted electric storage heater. The kitchen has windows to the front and side, a matching range of fitted wall and base units, stainless steel single drainer sink unit with taps above and tiled splashbacks to roll top worksurfaces and extractor fan. There is space for an electric cooker and appliances. Within the entrance hall there is a door to bedroom three/office which is a small single room with windows to the rear and a floor mounted modern electric storage heater. From the entrance hall there is also a large understairs storage cupboard with hanging rail. From the sitting/dining room there is a further door to the inner hall, with built-in cupboard with shelving and stairs that rise to the first floor landing. There is also an opening through to the rear hall where there is a partially glazed door to the garden, small night storage heater and a window to the side. A sliding door from here gives access to the ground floor wet room which has two obscure windows to the rear, an electric shower set in tiled surround, low-level WC, wall hung basin, extractor fan and Dimplex electric heater.

Stairs rise to the first floor landing where there is access to the loft and doors off to the bedrooms. Bedroom one is a good size double room with wall mounted electric night storage heater and Dorma window to the front. Bedroom two is a smaller double room with windows to the side and a built-in airing cupboard with pre-lagged water cylinder and slatted shelving, night storage heater and some eaves storage.

## Outside

The property is approached from the A12 via a shared driveway that gives access to a private driveway where there is ample parking for several vehicles and a pathway leading to the side entrance. The front garden is mainly open and laid to lawn. The pathway gives access to a rear gate to the rear garden. The rear garden is generous in size and extends to approximately 100ft. It is mainly laid to lawn with a central path that leads to several timber outbuildings, all of which are enclosed by panel fencing. A door leads to a covered area where there is a storeroom with power and lighting and steps that lead down to the garden. There is a brick and rendered outbuilding providing two independent store spaces. The garden to the rear is mainly laid to lawn with established shrubs and fruit trees and also has a paved sitting area.

At the rear of the garden there is a summerhouse and a further shed. The rear of the garden abuts a private garden beyond which is a train track in close proximity.

## Note to Interested Parties

Please read and absorb the agents notes listed towards the end of these particulars.

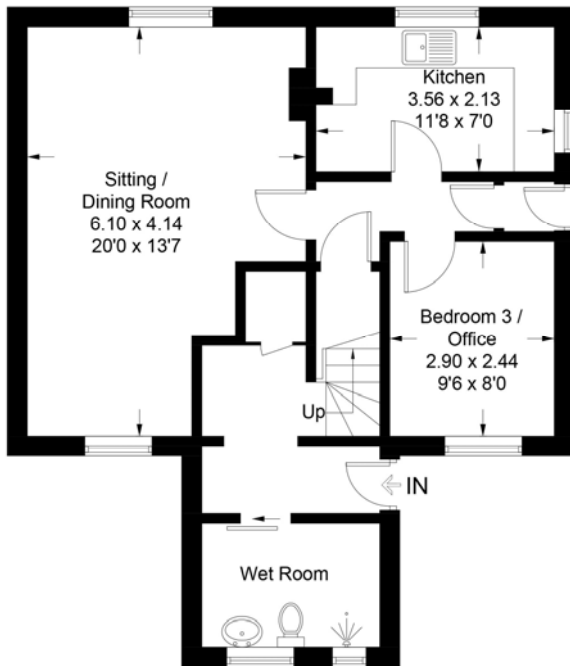




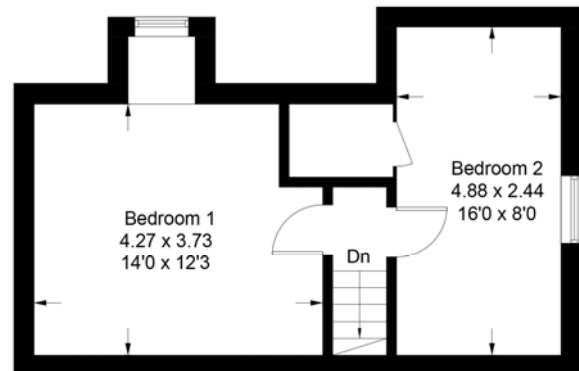


## 7 Granary Cottages, Darsham

Approximate Gross Internal Area = 88.7 sq m / 955 sq ft



**Ground Floor**



**First Floor**

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Produced for Clarke and Simpson



*Viewing* Strictly by appointment with the agent.

*Services* Mains water, electricity and drainage. Electric night storage 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>

*Annual Maintenance Charge* The property has an annual grounds maintenance fee of £117.30.

*EPC* Rating = F (Copy available from the agents upon request).

*Council Tax* Band B; £1,681.24 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 Flagship Ltd does require offers to be accompanied by a completed Declaration of Interest form which is available from the Agent. In cases where applicants are purchasing the property with cash funds, the vendor requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.
4. The property has a grounds maintenance fee of £117.30 per annum.
5. The property must be marketed for a minimum of 14 days before any offers are to be considered.
6. Please also note that all properties built before 2000 will have some degree of asbestos, a report may be available to obtain from Flagship but buyers are encouraged to conduct their own searches.
7. There is an engrossment fee of £150 payable by the purchaser upon completion.
8. Flagship have requested a Regulated Drainage & Water Search and a Regulated Local Authority Search, the cost of which the Buyer will be responsible for on completion. A clause to this effect will be included in the sales contract. We are unable to guarantee that the search results will be available prior to a sale being agreed but will provide the search report once this is available. We cannot be liable for any adverse results which may be revealed when the search is produced and the buyer must rely on their own searches, survey and inspection.
9. On completion the Buyer shall be required to reimburse the Seller the cost of the searches totalling £130.00.
10. Any prospective buyer interested in adding additional units, subdividing the garden, or altering the property's use will be required to obtain a release of covenant from Flagship Ltd, along with the necessary permissions.
11. Flagship Housing Ltd have a restriction against use of the property as a House of Multiple Occupation (HMO). The incoming purchaser may wish to explore a release of this restrictive covenant with Flagship Housing Ltd directly.

*June 2025*



## Directions

Heading northbound on the A12 from Saxmundham, passing through the village of Yoxford. On leaving Yoxford and after approximately one and a half miles, the property can be identified on the right hand side by a Clarke and Simpson For sale board.

What3Words location: [///cringes.muddle.terminal](https://www.what3words.com/#!/en-gb////cringes.muddle.terminal)



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## DECLARATION OF INTERESTS BY PROSPECTIVE BUYERS

Address of Property:.....

This declaration is designed to prevent conflicts of interests between Flagship Housing Limited and prospective buyers of property from Flagship Housing Limited.

As a result of this declaration Flagship Housing Limited may not be able to sell a property to you if you are an employee or Board Member of Flagship Housing Limited or if you are a contractor, consultant or supplier to Flagship Housing Limited or if you are related to or a close personal friend of an employee or a Board Member or a contractor, consultant or supplier to Flagship Housing Limited.

The definition of a "relative" includes – Parents, spouse, domestic/civil partner, child, grandchild, siblings/siblings in-law, step relative or any member of your household.

The form below is for you to declare if you are a Board Member, an employee or a contractor, consultant or supplier to Flagship Housing Limited or a relative or close personal friend of a Board Member, an employee or a contractor, consultant or supplier.

1	Name of person completing the form	
2	Date of Declaration	
3	Are you either: -	
a	An employee of Flagship Housing Limited?	Yes/No
b	A board member of Flagship Housing Limited?	Yes/No
c	A principal proprietor, director or employee of any company, firm or practice with which Flagship Housing Limited does business?	Yes/No
d	An employee of the Local Authority or member of a Town and Parish Council or likeminded organisation working in partnership with Flagship Housing Limited?	Yes/No
e	Related to someone who falls into the category of a), b) c) or d) above?	Yes/No
f	A close personal friend of someone who falls into the category of a), b) or c) above?	Yes/No
4	If you have answered yes to Question 3 please provide the name(s) of the individuals concerned below.	
5	Buyers Status First Time Buyer / Investor / Owner-Occupier / Other (please state):	
6	Signed	



**Buyer Qualification**

Buyer/s name/s:

Purchased property address:

**Purchaser type: (Circle the correct response)**

First time buyer

Buy to Let

Investor

Owner/Occupier (buy to live)

Other:

**Funding: (Circle the correct response)**

Mortgage

Bridging Loan

Cash

Cash from sale

Gift

Other:

As a cash buyer I can confirm that I will be in a position to exchange contracts within 28 days as required by Flagship Housing Limited.

Signed: