

A substantial detached bungalow on a generous plot close to the centre of Framlingham, that now requires modernisation and refurbishment throughout.

Guide Price
£475,000 Freehold
Ref: P7662/J

Windwhistle
Mount Pleasant
Framlingham
Suffolk
IP13 9HL



Sitting room, kitchen/breakfast room, dining room/playroom and garden room.

Three bedrooms, shower room, and additional WC.

Driveway and parking area.

Gardens and grounds of approximately 0.42 acres (0.17 hectares).

No forward chain.

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
www.clarkeandsimpson.co.uk

Location

The property is set along Mount Pleasant, just a short walk from the centre of the town. Framlingham is probably best known for its fine medieval castle managed by English Heritage. Framlingham is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel, Barclays Bank and a Co-operative supermarket. Away from Market Hill are a number of other businesses including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School and Thomas Mills High School are both well regarded. There is also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside, and amenities such as golf in the nearby locations of Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). 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 the popular destinations of Southwold, Dunwich, Thorpeness and Orford all a short drive away. 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 Station, scheduled to take just over the hour.

Description

Windwhistle is a substantial detached three bedroom bungalow, that probably originally dates from the 1960s, and which now requires updating and refurbishing throughout. In all the accommodation extends to over 1,700 sq. ft (159 sqm) and comprises a 26' sitting room, kitchen/breakfast room, dining/playroom and garden room. There are also three double bedrooms, a shower room and separate WC.

Outside there is a shared driveway, which is flanked by gardens, that leads to a generous parking and turning area. The majority of the gardens are to the side and rear of Windwhistle, and facing in southerly and westerly directions, these enjoy the sun throughout the day.

Whilst the property does benefit from gas-fired central heating and double/secondary glazing throughout, it does now warrant a programme of renovation and refurbishment, which could potentially include reconfiguring and/or extending the accommodation, subject to the necessary consents.

Prospective purchasers should note that the neighbouring property, Eolian Place, has recently been built and is in the final few weeks of being completed. Eolian Place benefits from a right of way over the driveway owned by Windwhistle, subject to contributing a 50% share of the maintenance and repair costs of the driveway. As the next door property is nearing completion, it is intended that the drive will be finished in shingle with the initial entrance way laid to tarmac.

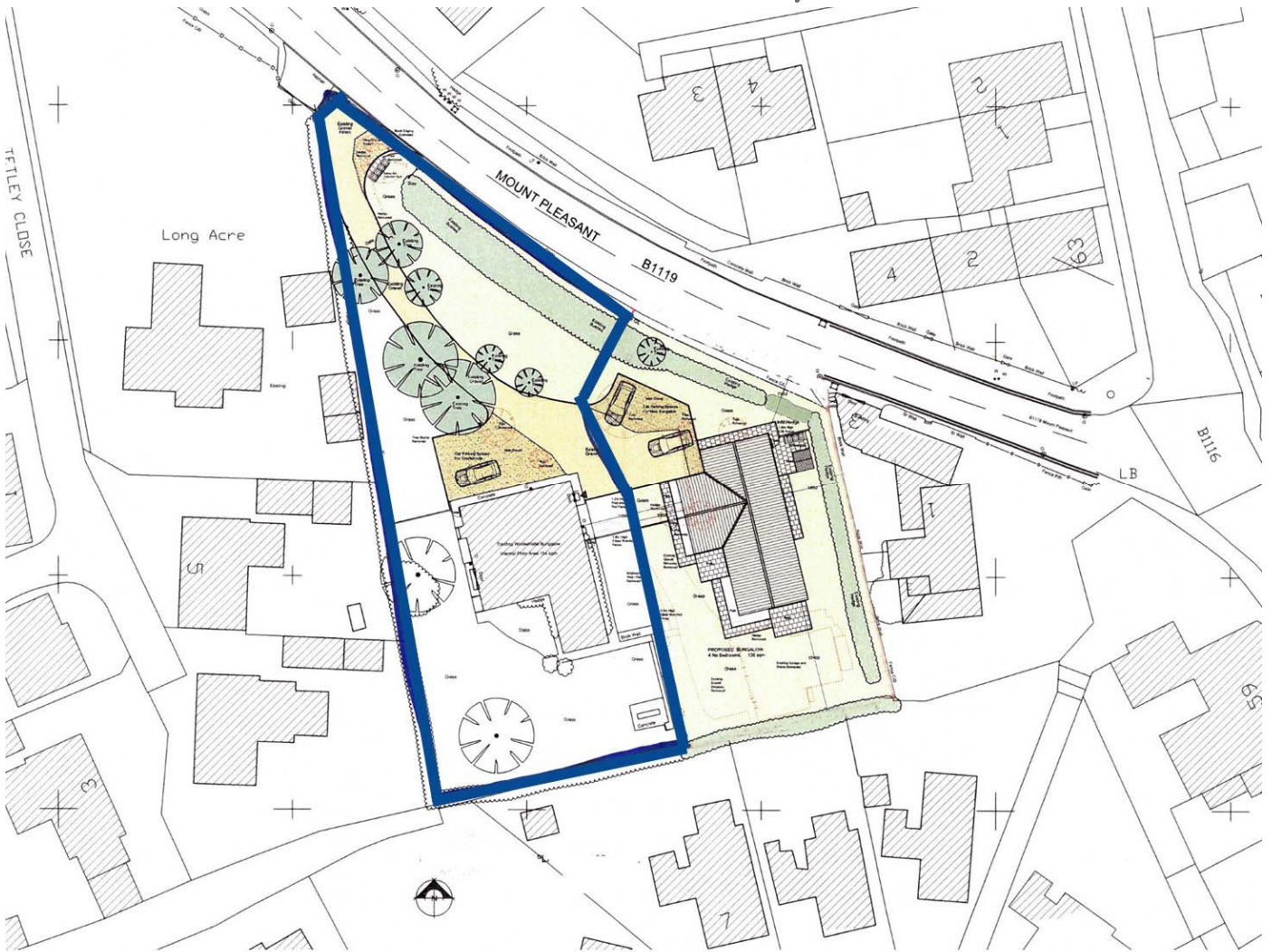






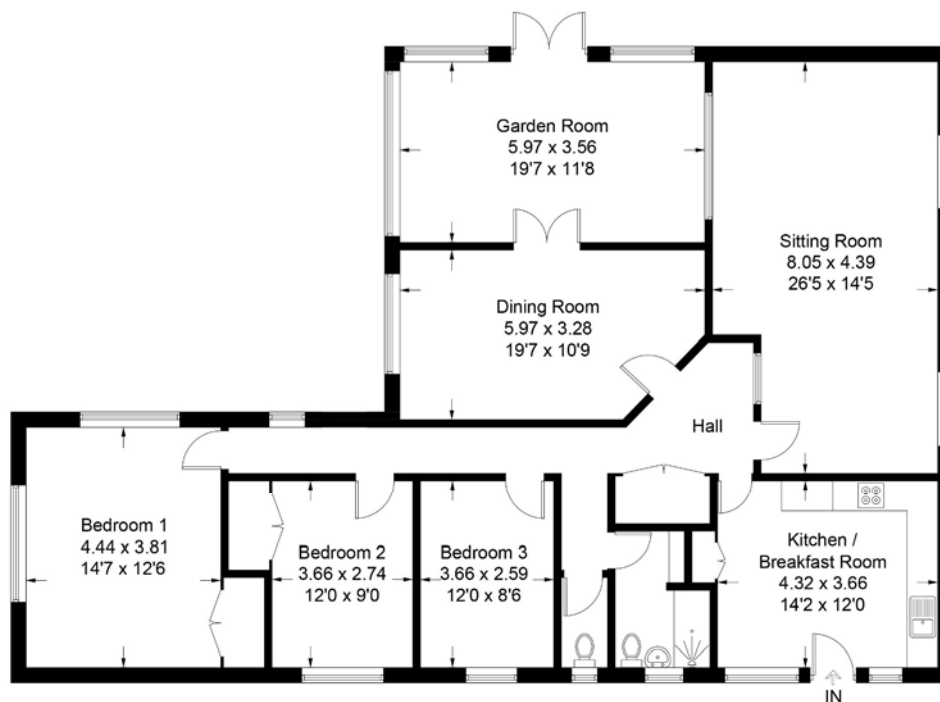


Site Plan - Indicative Only



Windwhistle, Framlingham

Approximate Gross Internal Area = 159.1 sq m / 1712 sq ft



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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 = D (Copy available from the agents upon request).

Council Tax Band E; £2,746.22 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.

July 2025



Directions

From the Agent's office proceed north out of the town on College Road. Turn left into Mount Pleasant and the property will be found on the left hand side.

For those using the What3Words app:
[///pothole.verge.guideline](https://www.what3words.com/pothole.verge.guideline)



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