

*A delightful cottage situated in a lovely rural location on a small country lane, within walking distance of Framlingham.*

Guide Price  
£399,950 Freehold  
Ref: P7488/C

1 Manor Farm Cottages  
Coles Green  
Framlingham  
Suffolk  
IP13 9LG



Open plan kitchen/breakfast room, sitting room, dining room and cloakroom.

Two first floor bedrooms and bathroom.

Ample off-road parking, double cart lodge, outbuildings and gardens.

In all 0.25 acres.

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

Coles Green abuts Framlingham and 1 Manor Farm Cottages is located on small country lane which is within walking distance of all the town has to offer. 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 and a Co-operative supermarket. Away from Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the area. There is also Framlingham College, which is served by its preparatory school at Brandeston, some 5 miles away. It is perhaps best known for its magnificent castle which is managed by English Heritage. 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 leisure facilities 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. 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

1 Manor Farm Cottages is a semi-detached dwelling that is understood to date from 1928, and is of attractive red brick under a tiled roof. Of particular note are the tall ceiling heights throughout the ground, first floor and doorways. The cottage retains its period charm but benefits from modern conveniences such as composite double glazed windows and air conditioning providing warmth in the winter and cool air in the summer.

A door opens to the hallway where stairs rise to the first floor landing and doors lead off to the sitting room and dining room. Both rooms are of an excellent proportion and have windows overlooking parts of the garden. The sitting room has an air conditioning unit and the dining room, which is currently used as an additional sitting room, has a fireplace with wood burning stove which is flanked on both sides by built in cabinets, one of which has a hidden air conditioning unit with vent. Off the dining room is an understairs cupboard which is also home to the hot water tank with immersion heater. Adjoining the dining room is the kitchen/breakfast room. The breakfast room has a cast iron fireplace and opens to the kitchen which was added in 2019. This superb part vaulted room has windows and French doors overlooking the rear garden as well as a large Velux window. It is fitted with high and low-level wall units with an integrated dishwasher, fridge, freezer and bin. In addition is space and plumbing for an electric range oven. The kitchen has a butler sink with mixed taps above, a woodblock oak work surface, extractor hood and air conditioning unit. Off the breakfast room is a lobby which is home to a utility cupboard with space and plumbing for a washing machine and tumble dryer. In addition, there is a cloakroom with WC and handwash basin. The first floor landing has a hatch to the loft space with ladder and a window to the side. There is access to the two bedrooms and bathroom. The principal bedroom is a good size double and has a window to the front of the property. There are exposed floorboards and a cast iron fireplace. In addition, there is a hidden air conditioning unit with vents. The second bedroom can also be used as a double and has attractive field views. Here there is a cast iron fireplace, fitted shelving and air conditioning unit. The spacious bathroom has a roll top bath, shower, WC and handwash basin. There is a window overlooking the rear garden and beyond, an electric towel rail and a shelved cupboard.

## The Outside

The property is approached from the lane via a shingle driveway which provides a substantial amount of off-road parking. This leads to a double cart lodge which is of timber construction under a tiled roof. It measures 17' 9 x 18' 7. Power is connected.

The gardens, which are predominantly laid to lawn abut the cottage. There is a large sandstone patio area adjacent to the kitchen/breakfast room. There is a useful brick storage building and gardeners WC. In addition is a timber store and chicken run. Beyond this are raised vegetable beds and a further area of lawn. The grounds extend to 0.25 acres.









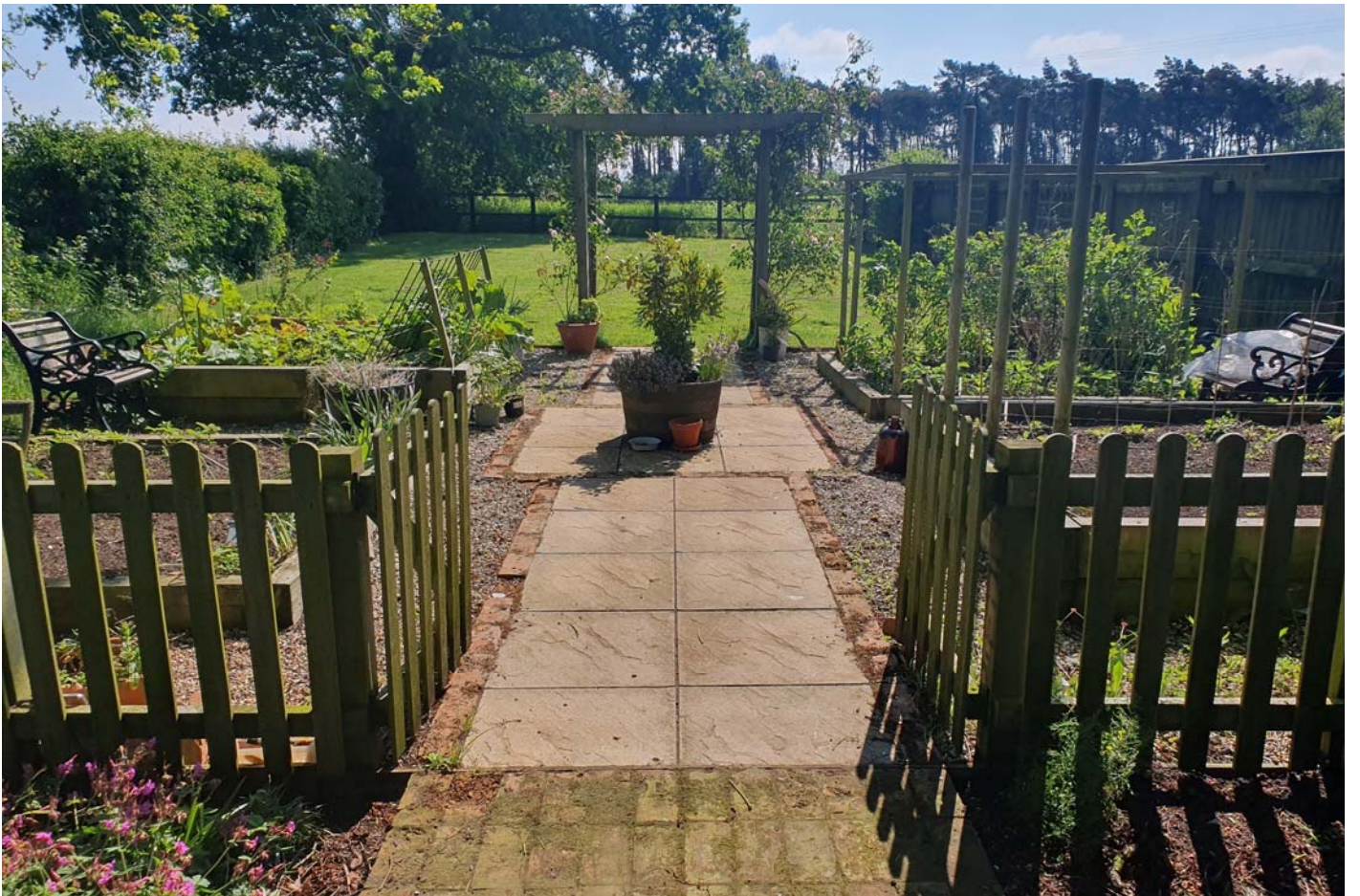












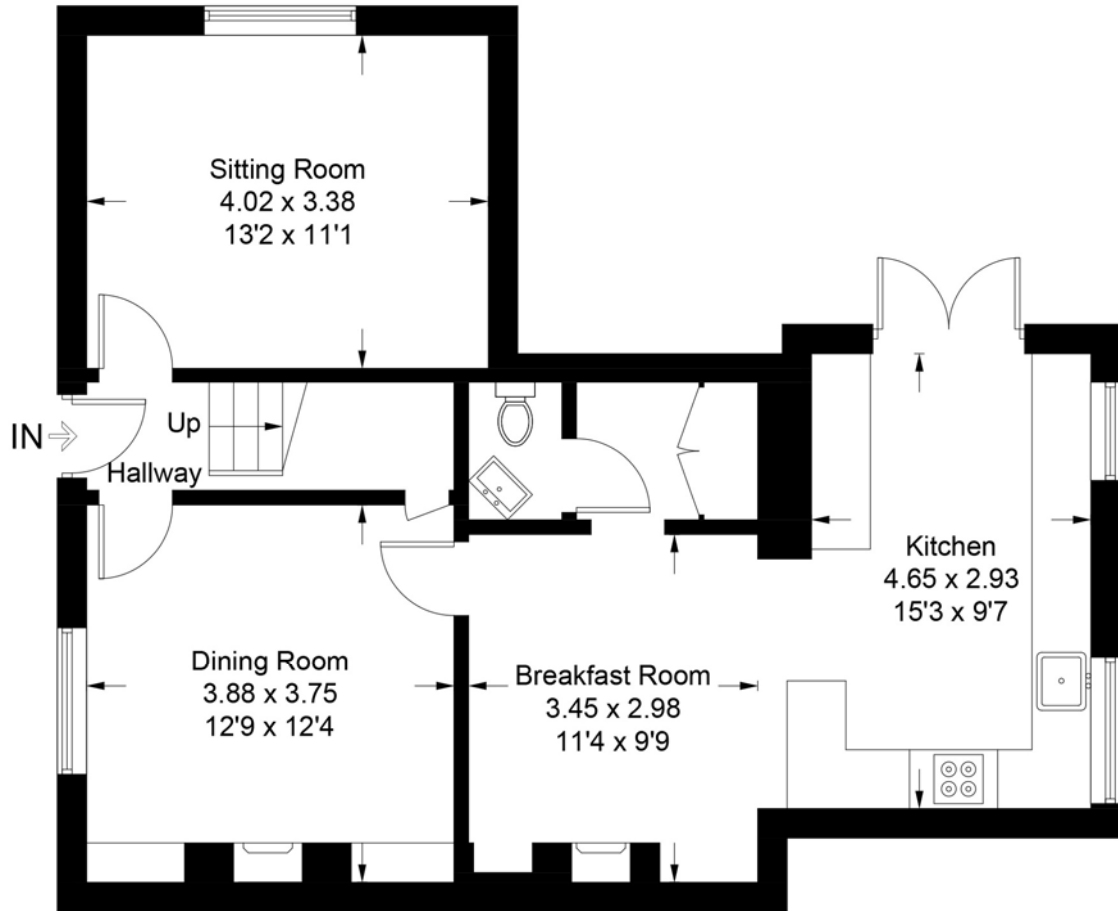




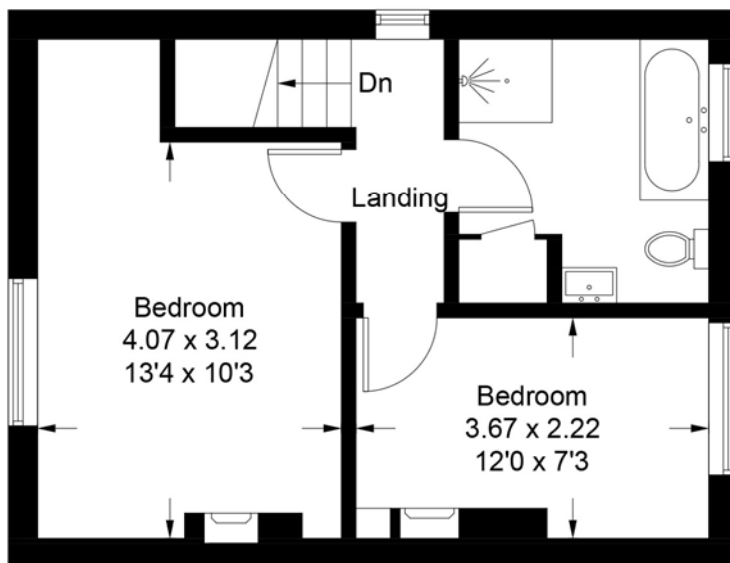


# 1 Manor Farm Cottages, Framlingham

Approximate Gross Internal Area = 100.4 sq m / 1081 sq ft



**Ground Floor**



**First Floor**





*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity. Air conditioning units providing hot and cold air. Private drainage system (whilst it is understood that the septic tank works in a satisfactory manor, it is unlikely to comply with the modern regulations. A buyer may wish to budget to install a new sewage treatment plant. This has been taken into account within the guide price).

*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 C; £1,907.96 payable per annum 2024/2025

*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. 1 Manor Farm Cottages stands in a particularly pleasant rural location on the edge of Framlingham. It should be noted however that it is adjacent to the town and there are proposals to develop a proportion of the farmland to the front of the property. Proposed plans can be found online but for more information, please speak to the agents.

**November 2024**





## Directions

From Clarke and Simpson office in Well Close Square, turn left and then take the first left onto Fore Street. Proceed up the hill and turn right onto Fairfield Road. Continue along the road past the development on the left taking the road on the left, known as Brick Lane, towards Coles Green. Proceed up the hill and bear to the right where 1 Manor Farm Cottages will be found on the left hand side.

What3Words location: ///trackers.belly.warbler



Need to sell or buy furniture?

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