Chartered Surveyors / Estate Agents

Clarke & Simpson









47a Fore Street, Framlingham, Woodbridge, IP13 9DD

A charming one-bedroom, period end of terrace cottage, located in the heart of the popular town of Framlingham, just a short walk from the local amenities of the town.

Guide Price £170,000 Freehold

P7979/B

Summary

Entrance hall, sitting room, kitchenette and rear hall. First-floor bedroom with en-suite bathroom. On-street parking.

Location

47a Fore Street is just a few minutes' walk from the centre of Framlingham and well placed to benefit from all the amenities the town has to offer. 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

47a Fore Street is a charming one-bedroom period end-terrace cottage, retaining much of its original character and charm. Exposed ceiling and wall timbers, a brick-laid floor on the ground floor. On the first floor the bedroom has a vaulted ceiling with exposed timbers and exposed timber flooring, from here there is access to the en-suite bathroom.

The cottage is simple and understated, which perfectly complements its period character. The accommodation benefits from secondary glazing, electric night storage heaters and gas-fired central heating.

An ideal bolt hole, the property would suit those looking to enjoy Framlingham on a semi-permanent basis, whether as a peaceful retreat or a convenient base from which to explore the town and surrounding Suffolk countryside.



Outside
The property has no formal outside space, other than a small rear courtyard providing sufficient room for bin storage. There is on-street parking available nearby, with pedestrian access only to the property.

Directions
Leaving the Framlingham office, bear left into Station Road, taking the first left into Fore Street, continue to the top of Fore Street and the property can be found on the left-hand side, identified by a Clarke and Simpson For Sale board.

For those using the What3Words app: ///crumb.thrillers.mainland

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

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 A: £1,619.69 payable per annum 2026/2027

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. It should be noted that there is an area of flying freehold in the bedroom that over sails the neighbouring property, 47 Fore Street. Those who require a mortgage should mention this to their Lender prior to submitting their mortgage application.
5. There agents have been made aware that potential buyers would benefit from installing some form of sound proofing to the party wall.
6. Adjacent to the property at the rear is a Coach House which is available by separate negotiation. Ask agent for details.

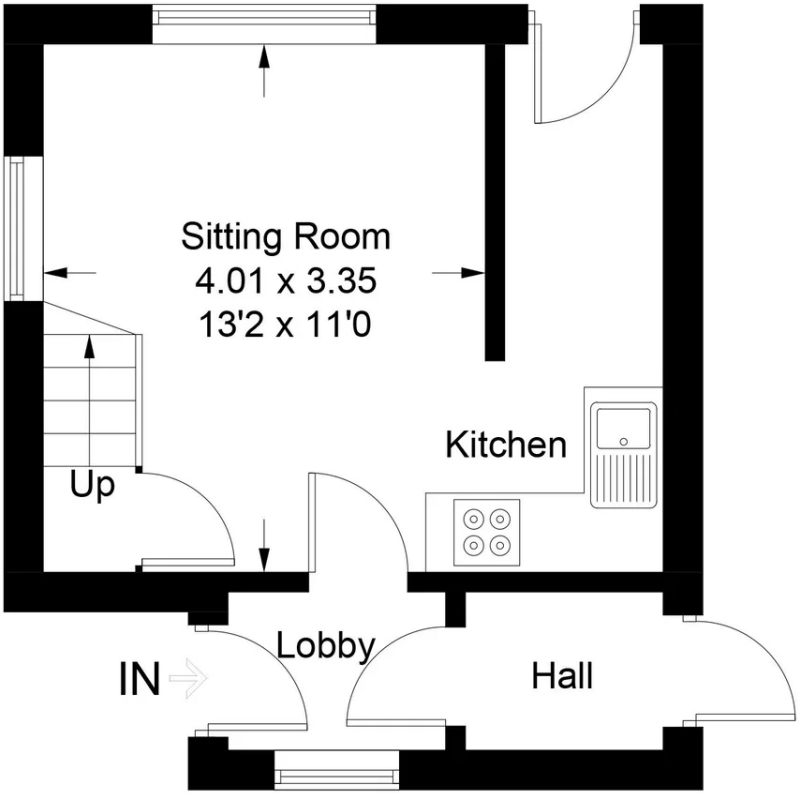
September 2026

47a Fore Street, Framlingham

Approximate Gross Internal Area = 46.8 sq m / 504 sq ft



First Floor



Ground Floor

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Produced for Clarke and Simpson



Clarke & Simpson

Well Close Square, Framlingham, Suffolk

01728 724200 - option 1

email@clarkeandsimpson.co.uk

www.clarkeandsimpson.co.uk

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

Clarke & Simpson