

*A spacious four bedroom period cottage with standalone office and workshop buildings on a site of nearly half an acre in a prominent location on the A1120 in Badingham.*



## Guide Price

£600,000

Freehold

Ref: P7807/J

## Address

Rose Cottage  
High Road  
Badingham  
Suffolk  
IP13 8LY



**The Cottage** - Entrance hall, sitting room, dining room, snug, kitchen, rear hall/boot room and cloak/shower room.  
Four bedrooms and family bathroom.

**Office and Workshops** - Comprising a standalone 19' x 18' office building and two connected steel portal frame workshop buildings each measuring approximately 60' x 19' and 50' x 19'.

Summerhouse and outbuildings. Generous concrete driveway, gardens and paddock. In all approximately 0.43 acres (0.17 hectares).

## Contact Us



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Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

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

## Location

Rose Cottage will be found in a prominent location set along the A1120 and forming part of the Parish of Badingham. The village has a public house, The White Horse, within a short drive and the nearby village of Peasenhall has local shops. The historic town of Framlingham, about 3 miles to the south-west, offer excellent facilities for most day to day needs as well as having excellent schooling in both the state and private sectors. The property is understood to be situated within catchment for Dennington Primary School and Thomas Mill High School. The nearest railway station is at Saxmundham where there are connections through to Ipswich and some direct trains through to London's Liverpool Street Station. The Heritage Coast at Aldeburgh is within about 10 miles and the County town of Ipswich lies about 20 miles to the south-west.

## Description

Rose Cottage probably dates from the mid to late 19th century and is seemingly of timber frame and brick construction, with rendered and colourwash elevations beneath a pantile roof. At some point the property was extended to the rear, in a sympathetic fashion, to create the generous accommodation the property now offers.

Rose Cottage offers a spacious and well presented four bedroom period property with the added benefit of a standalone office building and steel portal frame workshops, that occupy a site of nearly half an acre in all. The cottage offers accommodation that extends to nearly 1,800 sq. ft in all, with an entrance hall, sitting room, dining room, snug, well fitted contemporary kitchen, rear hall/boot room and a shower room on the ground floor, whilst on the first floor there are three double bedrooms, a fourth bedroom that is currently used as a study/office and a family bathroom.

The property has the excellent added benefit of a very good and useful range of outbuildings, that offer potential for a purchaser to run their business from the site, as the current vendors have. Alternatively, the buildings could be utilised for additional storage, used for equine or similar, or let out to generate income. The standalone office building could be used as a work from home facility or converted to create ancillary accommodation for a dependant relative, B & B or holiday let accommodation - subject to the necessary consents.

The workshop buildings are of steel portal frame construction that are clad in a mixture of blockwork and cement fibre/asbestos corrugated sheets. Each building has a minimum eaves height of approximately 3.5m. Being a former garage premises, there is a generous concrete driveway that is sufficiently large enough to park numerous vehicles. There is also two separate vehicular access points along the frontage, and therefore the site could be sub-divided if required. To the rear of Rose Cottage is a formal garden with raised beds and with a useful range of timber frame outbuildings, a greenhouse, and also a summerhouse and patio area. Facing in a westerly direction the garden enjoys the sun during the latter part of the day and into the evening. Beyond the workshops, to the east, is an additional area of land that has been used for storage purposes. Being laid to grass, this area could be utilised as a paddock or similar if required.

In all, Rose Cottage extends to approximately 0.43 acres (0.17 hectares).

## Key Features

- Spacious 4 bedroom cottage of over 1,700 sq ft (160 sqm)
- 19' x 18' annexe/office building
- Two steel portal frame workshops of nearly 2,500 sq ft (230 sqm) in all
- Generous concrete driveway
- Gardens and grounds including a paddock, of nearly half an acre (0.17 ha) in all



























Site Plan - Indicative Only

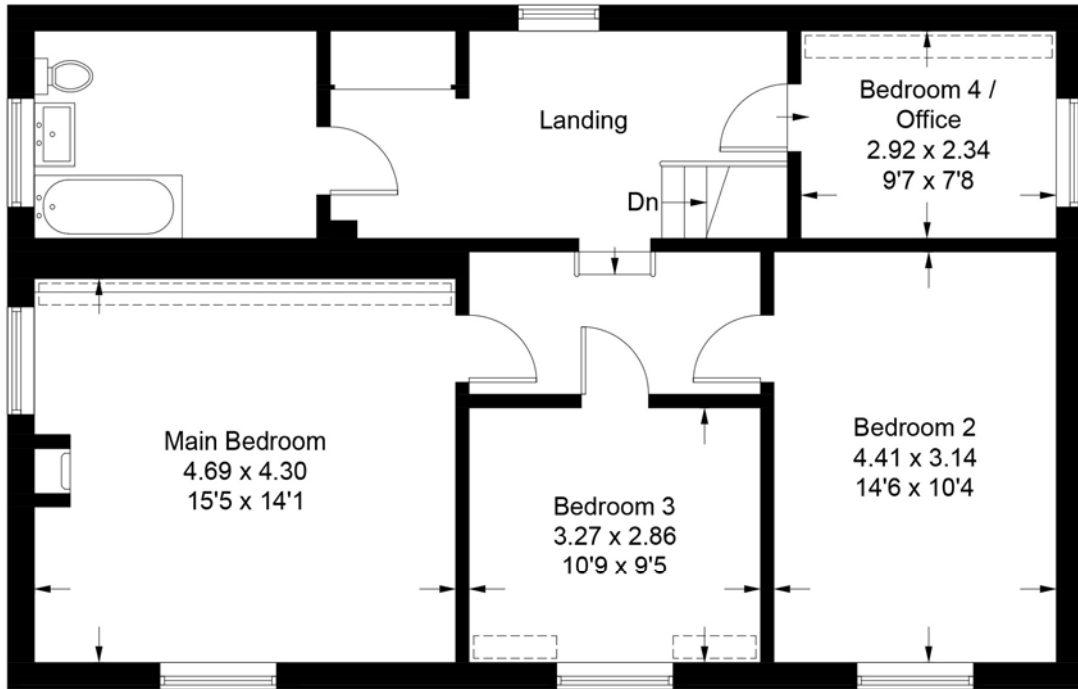


# Rose Cottage, Badingham

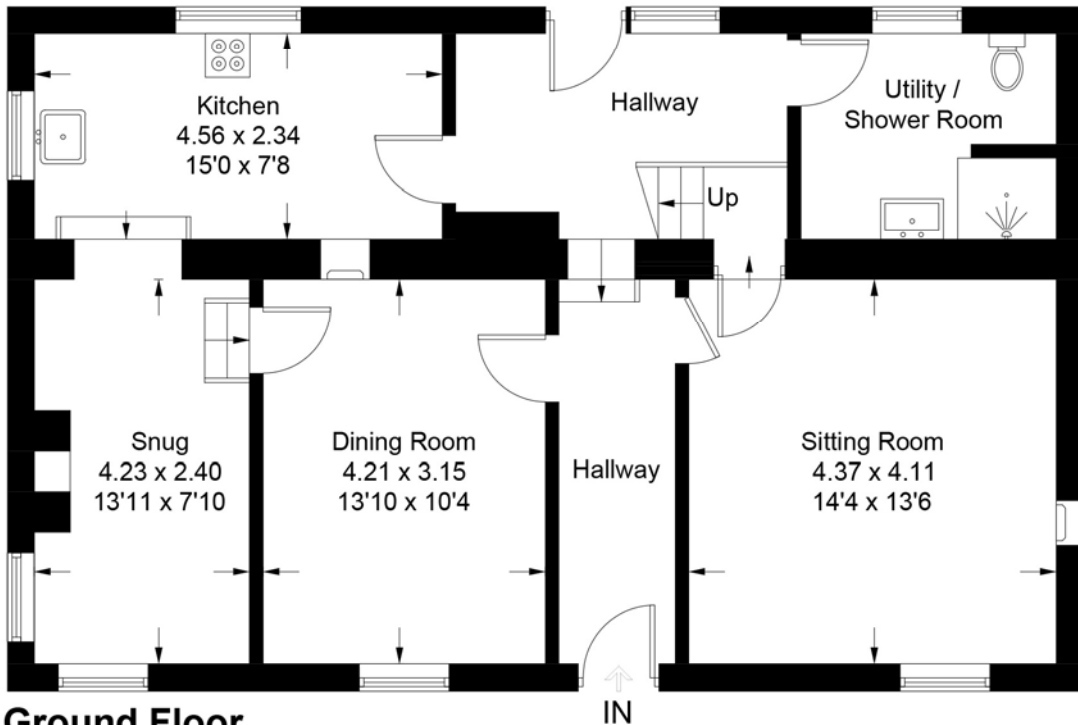
Approximate Gross Internal Area = 161.0 sq m / 1733 sq ft



 = Reduced headroom below 1.5m / 5'0



**First Floor**

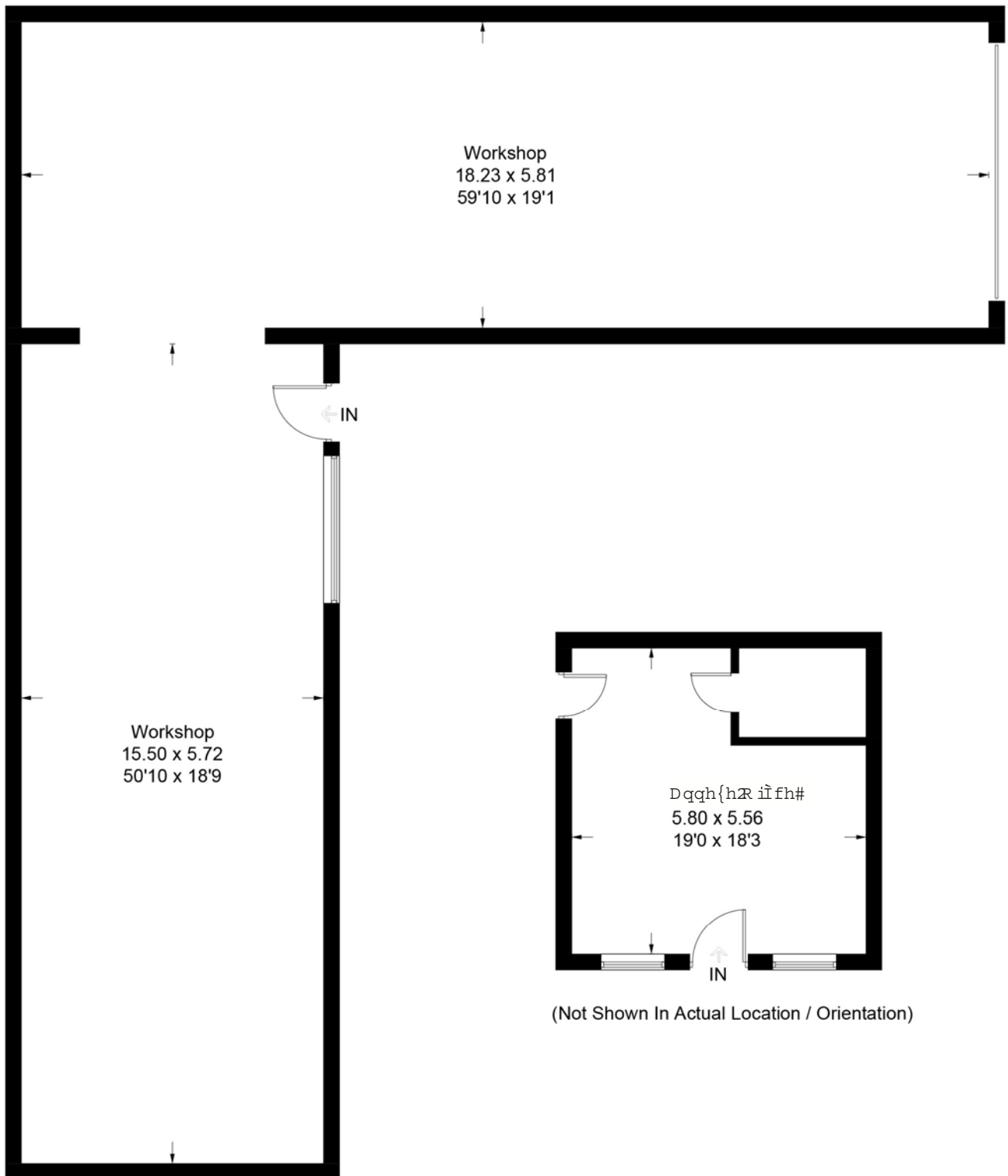


**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1271984)

# Rose Cottage, Badingham

Approximate Gross Internal Area = 228.6 sq m / 2461 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1333988)

*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity. Oil-fired central heating. Private drainage system. (Whilst it is understood, that the septic tank works in a satisfactory manner, it is unlikely to comply with the modern regulations and a buyer may wish to install a new sewage treatment plant. The cost of 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 = F (Copy available from the agents upon request).

*Council Tax* Band D; £2,289.30 payable per annum 2026/2027

*Business Rates* Rateable Value £10,000 from 1st April 2026 (Small Business Rates Relief is available to ratepayers who occupy a single business premises.)

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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## 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. The former underground fuel storage tanks have been filled with foam and certified.

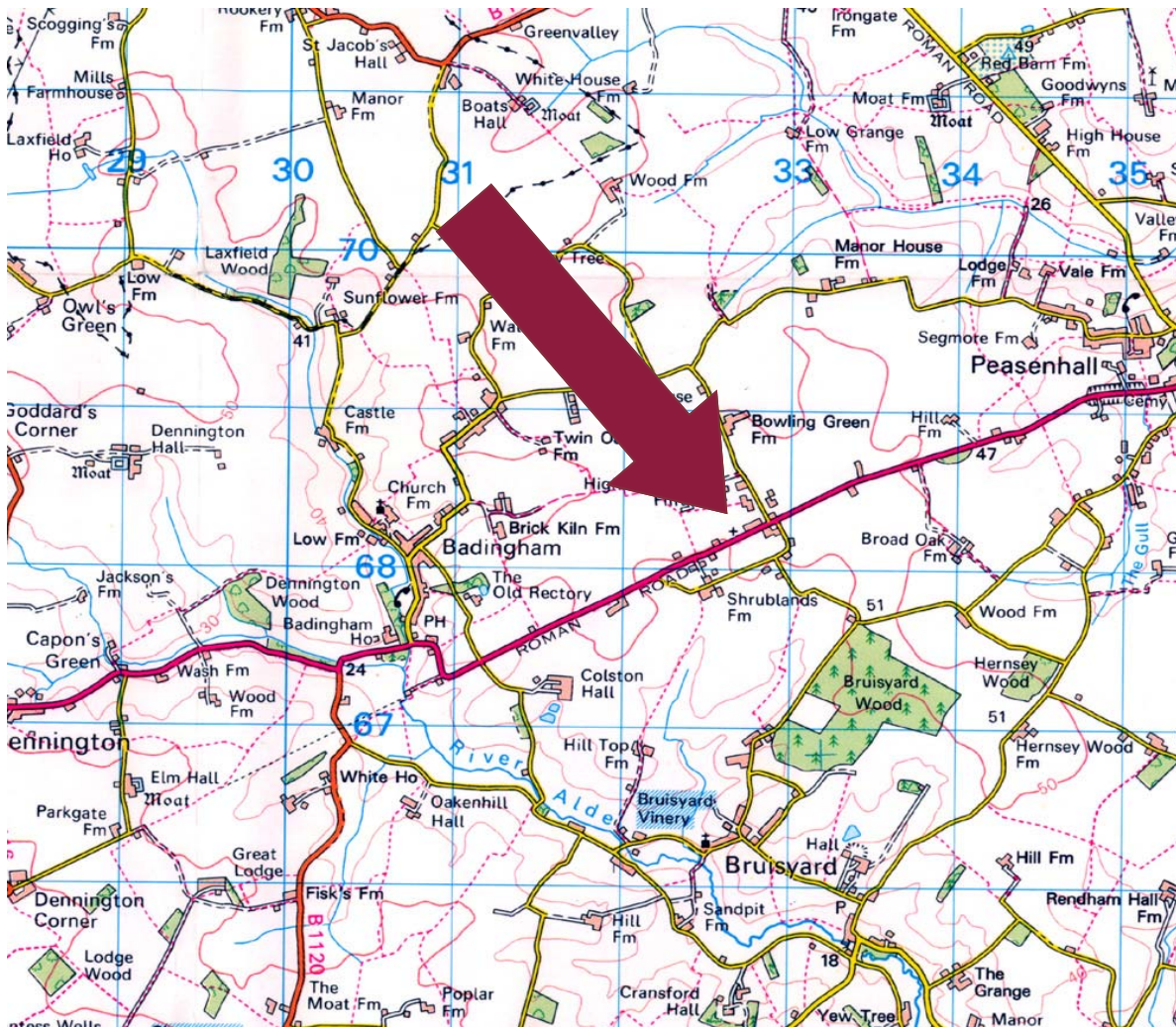
*Sept 2026*

## Directions

Heading east on the A1120 from Badingham continue for a mile and Rose Cottage will be found on the left hand side, just before the left hand turn to Ubbeston/Laxfield/Cratfield.

For those using the What3Words app:

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