

*A Grade II Listed five bedroom detached cottage which was previously the village pub, situated within Hacheston, between Framlingham and Wickham.*

Guide Price  
£495,000 Freehold  
Ref: P7280/C

Queens Cottage  
The Street  
Hacheston  
Suffolk  
IP13 0DS



Sitting room, dining room, kitchen, utility room, downstairs shower room, conservatory, snug, study and ground floor bedroom with en-suite bathroom.

Four first floor bedrooms and bathroom.

Ample off-road parking, double garage.

Attractive, mature grounds of one third of an acre.

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

Queens Cottage is located in the accessible village of Hacheston, which is almost equidistant between the centres of Framlingham and Wickham Market. Both Framlingham and Wickham Market offer good local shopping facilities, as well as primary schools. Framlingham also has secondary schools, Thomas Mills High School and Framlingham College. Hacheston is a hub of activity with its village hall offering all manner of events and clubs. There is also an excellent farm shop and nursery. The village of Easton is within easy cycling distance and here there is a superb pub, Easton Farm Park, a bowls club and cricket club. The Heritage Coast is within about 10 miles, with the popular centres of Orford, Thorpeness, Aldeburgh, Walberswick and Southwold all being within easy reach. Woodbridge is within about 7 miles, whilst the county town of Ipswich lies about 15 miles to the south-west, offering frequent mainline railway services to London's Liverpool Street.

## Description

Queens Cottage is a charming dwelling which is Grade II Listed and constructed of timber, brick and flint with predominantly rough cast and painted render elevation under a thatched and pantiled roof. The cottage is believed to date from the 17th century and was previously the village pub known as the Hatcheston Queen or Queens Head.



The property offers spacious accommodation, particularly on the ground floor, extending to over 2500 square feet. It is envisaged that an incoming buyer will carry out a significant, sympathetic modernisation and refurbishment programme which may include installing a new kitchen, new bathroom facilities and updating the heating system. It should, however, be noted that the boiler has been replaced in relatively recent times and the electricity consumer unit updated. Externally, a buyer may wish to paint some of the exterior and re-ridge the thatch. Outside, there is ample parking and a delightful garden with garaging, where there is space for other outbuildings.

## Survey

The vendors have commissioned an independent survey which will be available shortly. The surveyor has confirmed that the survey can be viewed by all interested parties and their duty of care passed on to the eventual buyer.



## The Accommodation

### *The Cottage*

#### Ground Floor

A partially glazed front door leads to the hallway.

#### *Hallway*

Radiator, exposed beams. Door to the sitting room.

#### *Sitting Room* 17' 0 x 16' 0 (5.18m x 4.88m)

A dual aspect room with east facing window with secondary glazing to the front of the property and west facing internal window to the conservatory. Inglenook fireplace with bressummer beam above. Wood block flooring. Wall light points. Radiators. Stairs to the First Floor landing. Doors to the dining room, conservatory and inner hallway.



*Dining Room* 15' 6 x 14' 0 (4.72m x 4.27m)

East facing windows to the front of the property with secondary glazing. Exposed beams and ceiling mouldings including fleurs-de-lis and the Queen's head. Radiator. Door to the Kitchen.



*Kitchen* 15' 0 x 12' 5 (4.57m x 3.78m)

Fitted with a basic range of high and low level wall units with integrated fridge and double electric oven. Roll edge work surface with stainless steel sink with drainer and mixer taps above. Four ring halogen hob with extractor fan above. South facing window with secondary glazing, Former fireplace which is home to the oil-fired boiler. Door to the Pantry, Conservatory and Utility Room.



*Pantry*

Shelved and with a south facing window.

*Utility Room*

North and south facing windows. Hand wash basin with drainer. Wall units. Space and plumbing for a washing machine and tumble dryer. Exterior door to the rear garden and further door to the Shower Room.



### *Shower room*

Comprising shower, WC and water softener. West facing windows.

### *Conservatory* 13' 3 x 10' 6 (4.04m x 3.78m)

A basic structure of timber framed construction with wall-to-wall glazing to the west and a glazed roof. Door to Bedroom Five and the Sitting Room.



### *Inner Hallway*

Fitted shelving. Doors to the Snug, Study and downstairs Bedroom Five.

### *Snug* 16' 5 x 9' 5 (5.00m x 2.87m)

Exposed timbers and blocked fireplace. Wall light points. Radiator. East facing window with secondary glazing. Shelved cupboard.

### *Study* 11' 7 x 8' 0 (3.53m x 2.44m)

A dual aspect room with west and north facing windows overlooking the garden. Glazed door to the exterior. Radiator. Shelved cupboard.



*Downstairs Bedroom Five* 10' 0 x 12' 0 (3.05m x 3.66m)

A double bedroom or further reception room with north facing window with secondary glazing overlooking the garden and French doors opening to the conservatory. Radiator, understairs cupboards. Door to en-suite bathroom.



*En-suite Bathroom*

Comprising bath, hand wash basin and separate cloakroom with WC. North and west facing windows with obscured glazing and secondary glazing. Wall mounted electric heater.

The stairs in the ground floor sitting Room rise to the First Floor Landing

*Landing*

Radiator. Wall light points. Hatch to roof space. Internal high level windows. Doors lead off to the bedrooms and bathroom.

*Bedroom One* 16' 0 x 11' 0 (4.88m x 3.35m)

A double bedroom with west facing window enjoying views over the rear garden. Radiator. Fitted wardrobe with hanging rail and shelf above. Hand wash basin with cupboard below. Fitted shelving.



**Bedroom Two** 17' 0 x 8' 0 (5.18m x 2.44m)

A double bedroom with north-facing window with secondary glazing. Exposed timbers. Radiator. Built-in wardrobe.

**Bathroom**

Comprising bath, WC and hand wash basin with cupboard below. Radiator. Shaver point. West-facing window with obscured glazing.



**Bedroom Three** 15' 7 x 8' 0 (4.75m x 2.44m)

A double bedroom with east facing dormer window with secondary glazing to the front of the property. Exposed timbers including a blocked mullion window. Radiator. Hand wash basin with cupboard below.

**Bedroom Four** 14' 0 x 12' 8 (4.27m x 3.86m)

A fourth double bedroom, again with exposed beams. Ceiling mouldings including fleurs-de-lis and the Queen's head. East facing dormer window with secondary glazing. Radiator. Hand wash basin with cupboard below. Strip light with shaver point. Large built-in cupboard which is also home to the hot water cylinder and pressurising tank.





## Outside

There are three parking areas to the property. The first is immediately to the front of the dwelling where there is also an area of lawn. The second is accessed via gates into the main garden itself where there is an area of hard standing. The third parking area is off Easton Lane and leads to a double garage which is of brick construction under a tiled roof. This has double garage doors to the front and personnel doors to one side. It measures approximately 20' x 16'.

The garden itself is delightful. It is predominantly west-facing and is enclosed by brick walls and fencing. Abutting the cottage itself is an extensive patio area beyond which are beds and lawn. A terrace leads up to a secondary garden area and the garage, beyond which is a recently cleared area where there is scope for further outbuildings to be constructed for a home office or alike. Within the grounds are flower beds and mature shrubs and trees. The grounds extend to approximately 0.32 acres.









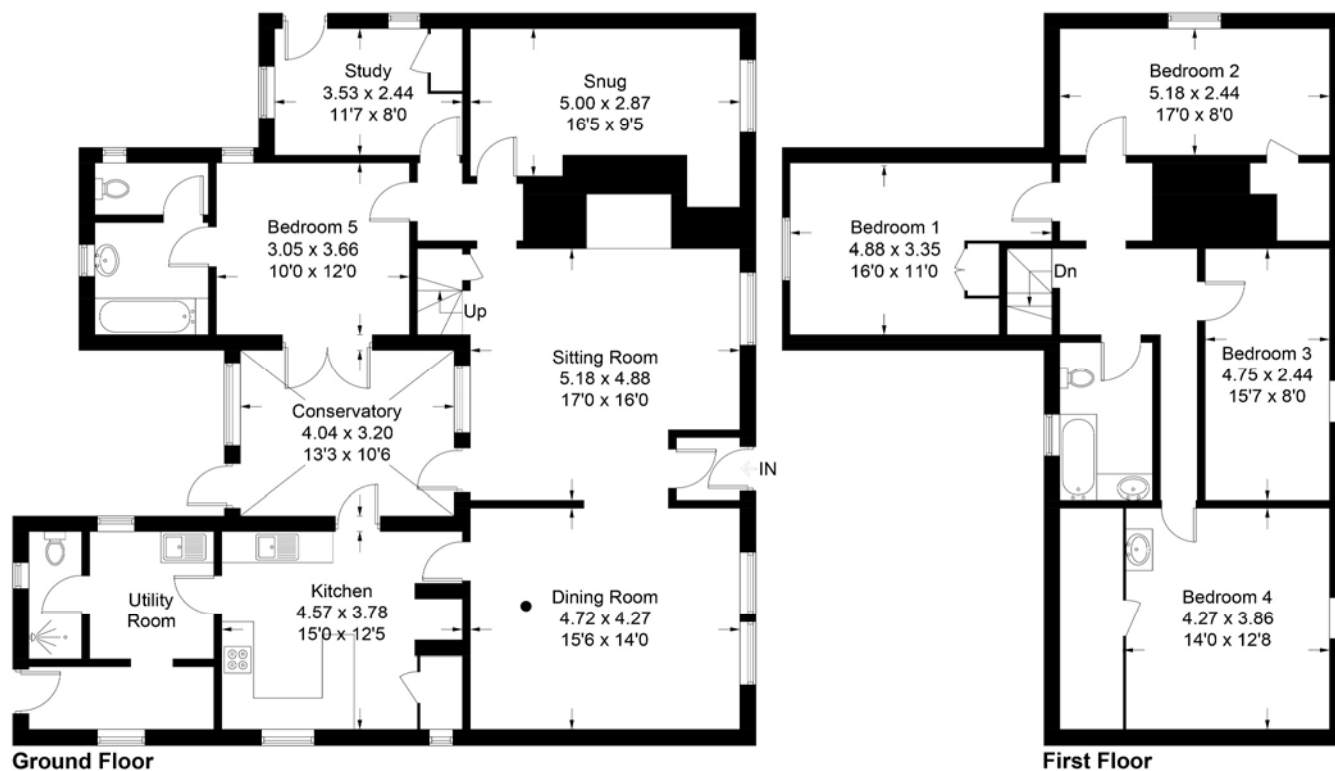


Queens Head 1910



# Queens Cottage, Hacheston

Approximate Gross Internal Area = 236.3 sq m / 2543 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk  
Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water and electricity. Oil fired central heating. Private drainage system. (Whilst the sellers have no reason to believe that the septic tank does not work in a satisfactory manner, it is unlikely to comply with the new regulations and buyer should budget to install a new sewage treatment plant. This cost has been taken into account within the guide price along with the other refurbishment works that are required at the property.)

**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 = No EPC as property is Listed

**Council Tax** Band F; £3,008.99 payable per annum 2024/2025

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk

## 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. This is a probate sale and probate has been granted.

**April 2024**

## Directions

From Framlingham head in southerly direction towards Wickham Market and Woodbridge. Proceed into the centre of Hacheston and shortly before Easton Lane on the right, Queens Cottage will be found on the right-hand side.

What3Words location: ///mango. diamond.invest



Need to sell or buy furniture?

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