

*A pretty Grade II Listed semi-detached cottage having been much improved, furnished, and with a private garden and parking.*

Rent £925 p.c.m  
Ref: R2202

Blackberry Farm Cottage  
The Green  
Ubbeston  
Halesworth  
Suffolk IP19 0HB



To let fully furnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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## Location

The Cottage is situated in the pretty village of Ubbeston and which lies within two miles of the large village of Laxfield. Laxfield is one of the most desirable villages in the area with its two public houses, The Royal Oak and The King's Head (known as The Low House) which was voted Adnams Pub of the Year 2010. There is a primary school graded 'Outstanding' by Ofsted, as well as a Co-op village shop, museum and garage. There Stradbroke is just over three miles from Ubbeston and offers larger shops including Tescos and Waitrose along with independent shops and a medical centre.

Lying seven miles to the north, the historic market town of Framlingham offers comprehensive facilities including a large Co-op supermarket, as well as pubs and restaurants including Watson & Walpole (listed in the Michelin Guide in Suffolk). The town is also home to Thomas Mills High School and Framlingham College. Diss is approximately fifteen miles and offers mainline rail services to London's Liverpool Street Station, Ipswich and Norwich.

## Ground Floor

Entering via the rear of the property, a half glazed wooden door leads into

*Sunroom* 5'9 x 10' (1.75m x 3.04m)

A bright room with half glazed wooden door leading to

*Sitting/Dining Room* 18'1 x 12'9 (5.51m x 6.62m)

A spacious room with wooden wall panelling. Inglenook fireplace with wood burning stove. Two cast iron radiators. A door leads through to

*Rear Hallway*

With door leading to

*Bathroom*

Comprising a roll top bath with shower attachment, close coupled WC and pedestal wash hand basin. Cast iron radiator. Vinyl flooring. A cupboard housing the hot water tank and with Bosch washing machine below. Window overlooking the garden.

Off the rear hallway a door leads to

*Kitchen* 9'2 x 9'8 (2.79m x 2.94m)

A cottage style kitchen comprising original handmade units, butler sink and wooden draining board. Shelving above the units. Electric double oven and Fridge. Original varnished brick flooring. Cast iron radiator and Oil fired boiler.

A wooden door off the sitting room leads to the staircase leading to



## First Floor

### *Bedroom One* 9'2 x 13' (2.79m x 3.69)

A double bedroom with original wooden ceiling and wall beams. Wooden floorboards. Cast iron radiator. Window overlooking the front garden. **Storage cupboard** with hanging rail.

A wooden panel door leads into

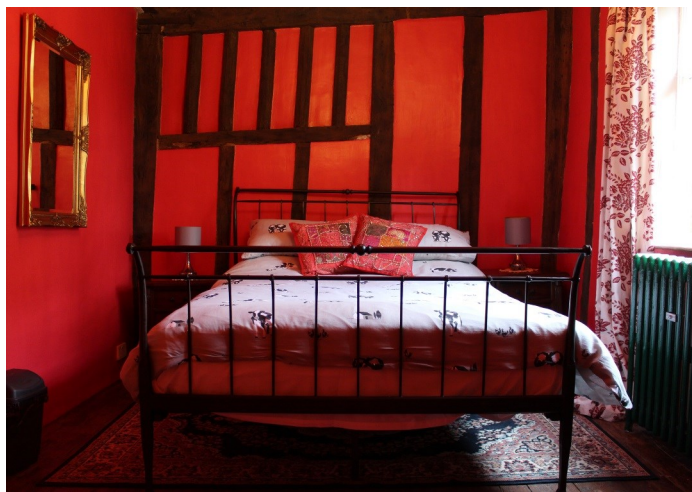
### *Bedroom Two* 8'10 x 13'2 (2.69m x 4.01m)

Inset with original wooden ceiling and wall beams. Wooden floorboards. Cast iron radiator. Ornate feature fireplace and single window to the side of the property.

Leading off this room is

### *Storage/Snug Area*

A small area which can be used as additional storage or children's play area.



## Outside

There is a garden area to the front of the property with a path leading around to the back of the property. There is a wooden shed for use by the tenants and a small seating area off the sunroom.

- Monthly rent to include water and sewerage charges.

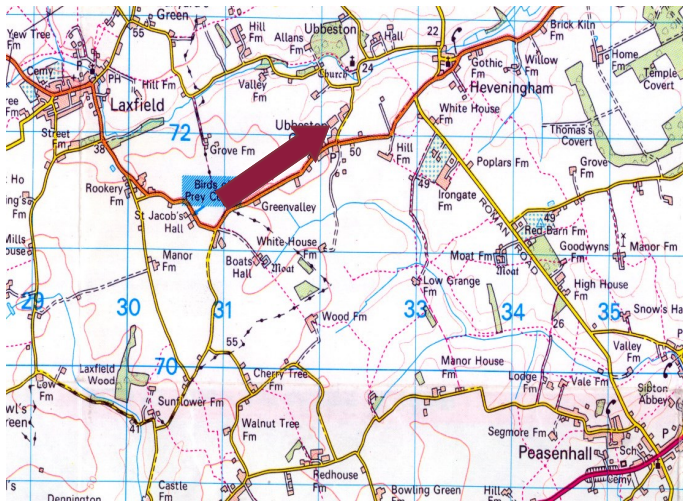
*Services* Mains water and electricity, private sewerage. Oil fired central heating.

*Council Tax* Band A. £1,907.96 payable 2024/2025

*Local Authority* East Suffolk Council.

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

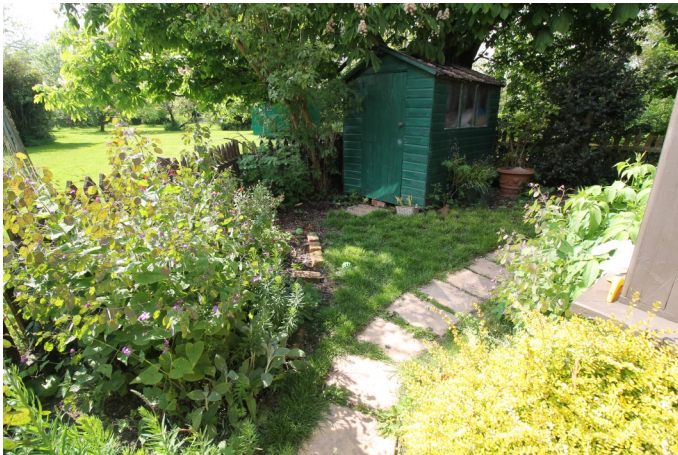
*Mobile Phone* To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



## Directions

From the Co-op store in the centre of Laxfield proceed past the church and Royal Oak Public House on your left hand side. Take the immediate left turn onto Market Street sign posted Ubbeston. Follow this round out of the village, and around a sharp right hand bend. The property will be situated on the right hand side.

For those using the What3Words app:  
 ///masterpiece.operation.clips



NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**May 2024**

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