

A beautiful Grade II Listed three bedroom cottage with good range of outbuildings, occupying a stunning position on the outskirts of Cretingham.

Rent £1,400 pcm
Ref: R2452

Hilltop
282 Kittles Corner
Cretingham
Woodbridge
IP13 7BN



To let unfurnished 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 property is located in the small hamlet of Kittles Corner, a short distance to the south of the delightful village of Cretingham which benefits from a well regarded pub, The Bell. The historic market town of Framlingham is just 5 miles from the property and offers a comprehensive range of services and facilities including a supermarket, doctors surgery, dentist, veterinary practice, garages, cafes, restaurants and pubs, as well as excellent schools in both the state and private sector. The property is within 10 miles of Woodbridge and the county town of Ipswich is just 15 miles. From here there are main line railway services to London's Liverpool Street station scheduled to take just over the hour. The Heritage Coast at Aldeburgh is within 20 miles, with the other coastal resorts of Thorpeness, Southwold, Walberswick and Orford in the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, all within easy reach.

The Accommodation

Ground Floor

An oak panelled front door opens into the

Kitchen/Breakfast Room 17' x 13'9 (5.18m x 4.19m)

A light and spacious twin aspect room with windows on the front and rear elevation providing plenty of light, together with doors providing access. The Kitchen is well fitted with a range of cupboard and drawer units with oak block work surface over incorporating a ceramic sink with mixer tap and drainer. A range cooker is set into the recess with light and extractor hood over. Exposed ceiling and wall timbers, radiator, recess for upright fridge freezer together with recess and plumbing for dishwasher. Door to secondary staircase with understairs storage cupboard. Door to

Dining Room 11'8 x 10' (3.56m x 3.05m)

Another delightful reception room that enjoys views to the front. Currently used as an office/study with connecting door through to the Kitchen/Breakfast Room. Exposed ceiling and wall timbers, wall light points, radiator and door to

Utility Room/Rear Hall 8'4 x 6'7 (2.54m x 2m)

With casement window overlooking the rear garden and door providing access. Fitted oak block work surface with plumbing and water connections for the washing machine and water softener, and with space for a dryer. Exposed brick flooring, fitted coat rails, exposed ceiling timbers, radiator and door to

Cloakroom

With WC and corner mounted wash basin with tiled splashback and mixer tap. Exposed ceiling and wall timbers, and exposed brick floor to match the remainder.

Sitting Room 15'2 x 10'8 (4.62m x 3.25m)

A charming reception room with large casement window on the front elevation overlooking the gardens and gently undulating countryside beyond. The focal point of the room is the exposed brick fireplace with raised brick hearth with bressummer beam over with inset multi-fuel stove (usage to be agreed) Exposed ceiling timber, exposed brick floors, radiator, TV point and door through to the



Hallway

With exposed brick flooring and door to the front garden. Staircase rising to the First Floor, door to useful understairs storage cupboard and radiator. From the Hallway a staircase rises to the

First Floor

Landing

With exposed wall timbers, exposed floorboards and door to

Bedroom One 15'7 x 11'3 (4.75m x 3.43m)

A generous double bedroom with partly vaulted ceiling and pretty casement window set within a thatched surround providing good views to the east. Excellent range of fitted wardrobe cupboards and drawers, radiator and door to the en-suite bathroom.

En-suite Bathroom

Comprising panelled bath in tiled surround with mixer tap shower over, WC and mounted wash handbasin splashback. Low level window. Extractor fan. Exposed wall timbers and radiator.

First Floor

Landing

With access via second stairs from the kitchen, to roof space and low level doorway through to

Bedroom Two 11'4 x 9'7 (3.45m x 2.92m)

A charming and atmospheric double bedroom with low level casement window, partly vaulted ceiling and exposed wall timbers. Radiator. Returning to the Landing further doors provide access to

Bedroom Three 14'3 x 7'5 (4.34m x 2.26m)

A double bedroom with casement window with views of the front garden and easterly views over farmland. Range of fitted wardrobe cupboards, exposed wall timbers and radiator.

Bathroom Two

With panelled bath in half height tiled surround with mixer tap and shower attachment, WC and mounted wash basin with tiled splashback. Partly vaulted ceiling, exposed wall timbers, low level window and radiator.

Outside

The property is approached via a shingle driveway, with a parking and turning area that is sufficiently large enough to park up to three vehicles. The driveway continues alongside the rear of the outbuildings, with the neighbouring property benefitting from a right of way across the driveway to access their parking area beyond. From the driveway a gate provides access to the front garden; and which comprises a central area laid to lawn, separated by a shingle pathway linking the front gate with the door serving the Kitchen/Breakfast Room. The front boundary comprises an established low level hedge, with well stocked borders with a variety of flowers and shrubs.

On the gable end of Hilltop is a block paved area, and from here access can be gained to two of the **outbuildings**. There are two doors and although one building, divided equally in two to provide extremely useful storage, with power and light connected. There is also a delightful garden to the rear which can be accessed from the Kitchen/Breakfast Room and Boot/Utility Room. A central area that is laid to grass, with raised beds, and partly enclosed within well stocked borders.

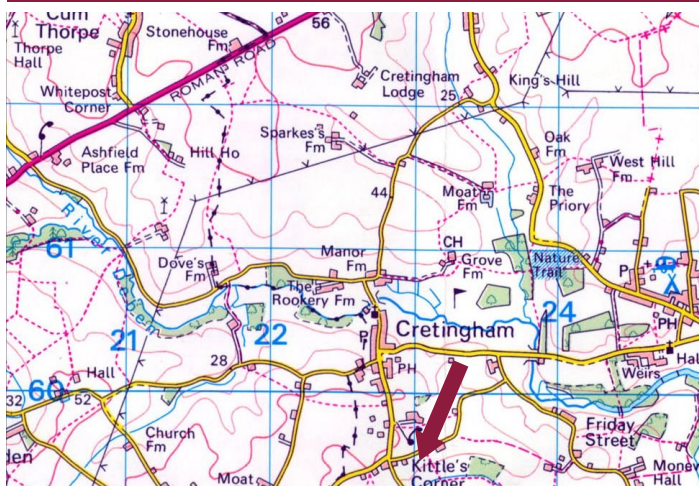
Services Mains water and electricity. Shared private drainage system. Oil fired boiler serving the central heating and hot water systems.

Council Tax Band C £1,819.66 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 centre of Cretingham with the Bell pub on your left, continue up the hill whereupon you will come to Kittle's Corner. At the sharp right hand bend, bear left and the cottage is situated on the right hand side.

For those using the What3Words app:
 ///hovered.flinches.trunk



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		

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