

*A recently improved three bedroom detached house with grounds of just under half an acre, within the village of Bedfield*

Rent £1,400 p.c.m  
Ref: R1938/F

Long Green Cottage  
Southolt Road  
Bedfield  
IP13 7HH



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 situated close to the heart of the village of Bedfield, within walking distance of the playing field and highly respected primary school. Further facilities can be found in the historic market town of Framlingham, which lies approximately 6 miles to the south-east. Here there are schools in both the state and private sectors. There are also a number of excellent pubs and restaurants, as well as other shops and businesses.

The large village of Debenham lies approximately 4½ miles to the south-west and offers further facilities including a medical practice, small Co-op supermarket and one of the most highly regarded high schools in East Anglia. The county town of Ipswich lies about 17 miles to the south. From here there are direct rail services to London's Liverpool Street station, which are scheduled to take just over the hour. Suffolk's Heritage Coast is about 20 miles to the east with links to Aldeburgh, Thorpeness, Southwold and Orford.

Long Green Cottage has recently undergone extensive works to the extension and is awaiting the fitting of carpets and a wood burning stove to the sitting room.

## The Accommodation

### Ground Floor

A partially glazed front door provides access to the

#### *Entrance Porch*

With secondary staircase to the first floor study, radiator and glazed door leading into the

#### *Sitting Room* 16'1" x 16'6" (4.92m x 5.05m)

A triple-aspect room with brick fireplace housing a woodburning stove (to be installed) on a brick hearth. Radiators, TV aerial socket, satellite lead in and telephone socket. A door opens to the

#### *Inner Hallway* 9' x 8'8" (2.74m x 2.64m)

With staircase to the first floor landing, radiator with cover and doors off to the

#### *Dining Room* 18' x 9'4" (5.49m x 2.84m)

A good-sized dual aspect room with windows and glazed sliding doors to the front of the property. Radiator, built-in display cabinet and shelved cupboard.

#### *Kitchen* 11'10" x 8'7" (3.61m x 2.62m)

Fitted with a good range of base and eye level kitchen units with rolltop worksurface over inset with a one and a half bowl single drainer stainless steel sink. Integrated fridge and freezer, electric oven and microwave. Space and plumbing for a dishwasher. Four-ring halogen hob with extractor fan above. Radiator and glazed





### *Downstairs Shower Room*

Fitted with contemporary units including a walk-in shower, low flush WC and hand wash basin with cupboards below. Tiled flooring and part tiled walls. Ladder-style chrome towel radiators and extractor fan.

A further door from the inner hallway leads to the

### *Rear Hallway*

Partially glazed door to the exterior and further door to the

### *Utility Room* 12'5 x 10' (3.78m x 3.05m)

A spacious room which can be used as a secondary kitchen fitted with base and eye level kitchen units with work surface with stainless steel sink. Integrated fridge. Space and plumbing for a washing machine. Oil-fired boiler and radiator.

Stairs from the inner hallway lead up to the

## **First Floor**

### *Landing*

Hatch to attic and doors off to the three bedrooms.

### *Bedroom One* 19' x 10'7 (5.79m x 3.23m)

A good-sized dual aspect double bedroom with a range of fitted wardrobes and dressing table. TV aerial socket and radiator. A door opens to the

### *En-suite Shower Room*

Comprising shower, low flush WC and hand wash basin with cupboards and drawers below. Chrome ladder-style towel radiator. Tiled walls and flooring. Extractor fan.

### *Bedroom Two* 10'8 x 7'8 (3.25m x 2.34m)

A single bedroom with Velux window. Built-in cupboard with shelving. Radiator.

### *Bedroom Three* 14'0" x 8'3" (4.29m x 2.53m)

A dual aspect double bedroom with window to the front and Velux window. Radiator, TV aerial socket and door opening to the

### *Study/Dressing Room* 16'2" x 7'11" (4.94m x 2.42m)

This can be used as a fourth bedroom if desired and has a secondary staircase leading down to the ground floor entrance porch. Hatch to attic, window to the front and Velux window. Radiator.

## **Outside**

The property is approached from the road via a shingle drive which provides off-road parking for two or three vehicles and leads to a timber garage/store. The garage/store measures approximately 19'7 x 9'11 and has power and light connected. The parking area leads to the garden itself, with a feature pond and an abundance of beds and mature trees. Paths lead to the cottage itself and to the rear garden where there is a greenhouse.

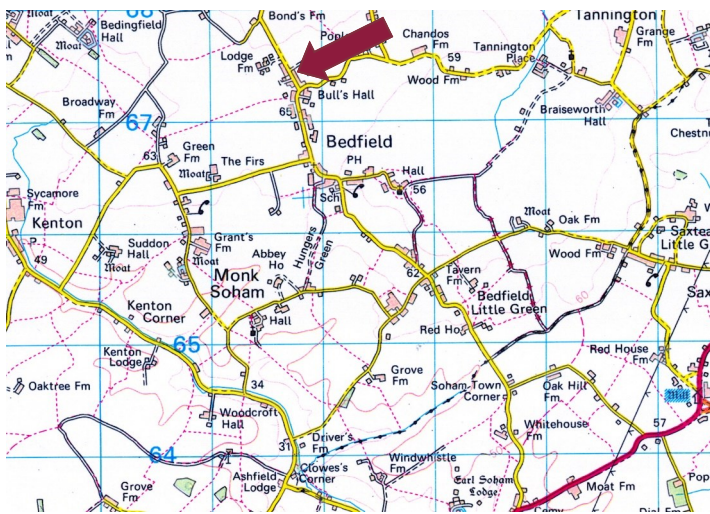
*Services* Mains water, drainage and electricity. Oil fired central heating.

*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>

*Council Tax* Band E; £2,152.09 payable 2024/2025

*Local Authority* Mid Suffolk District Council



## Directions

From Framlingham, proceed out to Saxtead Green and, at the end of the road, opposite the post mill, turn left on to the A1120. Take the next right turn towards Bedfield (Bedfield Road). Continue for a mile and at the end of the road turn right, heading towards Bedfield and proceeding into the village. Pass the primary school on the left hand side and then the playing field (Long Green) on the right. Continue as if going out of the village where Long Green Cottage is the last but one dwelling on the right hand side.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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September 2024

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