

*A three bedroom detached property
situated in the rural village of
Cransford, just outside
Framlingham*

Rent £1,200 pcm
Ref: R2224

The Manse
Cransford
Woodbridge
Suffolk
IP13 9NZ



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

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The Manse is located within the small village of Cransford, which benefits from a village hall, St Peter Church and Cransford Baptist Chapel. Nearby is the popular market town of Framlingham, which is best known for its fine medieval castle. Here there are a wide variety of shops, businesses and cafes, including a Co -operative supermarket. The town also boasts a wide range of pubs and restaurants, as well as a doctors surgery, veterinary practice, pharmacy and library. There are also excellent schools in both the state and private sectors.

The town of Woodbridge, lying on the banks of the River Deben, is about 12 miles to the south and offers a further choice of shopping and schooling facilities as well as recreational pursuits including sailing on the River Deben, golfing and excellent walks. The Heritage Coast at Aldeburgh is about 11 miles to the east and offers a further choice of recreational facilities. The county town of Ipswich, about 20 miles, benefits from railway links to London's Liverpool Street station which take just over the hour

The Accommodation

Ground Floor

Entering through a partially glazed UPVC door into

Entrance Hallway

With stairs off to first floor and doors to

Sitting Room 17'2 x 10'11 (5.24m x 3.08m)

A good size light room with central open fireplace, radiators and serving hatch to kitchen.

Dining Room/Study 9'11 x 8'3 (2.77m x 2.52m)

A versatile room with window overlooking the front garden. Radiator.

Kitchen 17' x 10'5 (5.19m x 3.20m) (max)

Fitted with a range of base and eye level kitchen units with work surface over inset with single bowl single drainer stainless steel sink. Space for electric cooker. Space and plumbing for dishwasher. Two pantry cupboards. Radiator. Space for small table and chairs.

Stairs from the entrance hallway lead up to

First Floor

Landing

With airing cupboard housing the hot water tank and electric immersion with partially slatted shelving. Further doors lead off to



Bedroom One 13'9 x 9'5 (4.23m x 2.89m)

A good size double bedroom with window overlooking the front garden and countryside beyond. Two fitted cupboards. Radiator.

Bedroom Two 11'8 x 8'11 (3.59m x 2.47m) (Max)

A further double bedroom with window to the front, two fitted cupboards and radiator.

Bedroom Three 8'2 x 7'11 (2.49m x 2.16m)

A good size single bedroom with window looking towards the chapel. Radiator.

Bathroom

Fitted with low flush WC, pedestal wash basin and panelled bath. Separate fully tiled shower cubicle. Radiator and extractor fan.

Outside

The manse is situated in a rural position close to the centre of the village of Cransford. To the front of the property a driveway provides access and parking and where there is a good size area laid of lawn, edged by mature hedging. There is an attached single garage with up and over door available for use. A door gives access to the side lobby area which has a further door leading out to the rear garden, access to the garage, a WC, coal store and utility room fitted with butler sink and space and plumbing for washing machine. The main area of garden is to the rear of the property and comprises mainly lawn edged by post and rail fencing.

Important Note: In addition to the rent, the tenant will be required to pay £10 per calendar month towards sewerage.



Services Mains electricity and water connected. Oil fired central heating. Private drainage system.

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 £2,604.69 payable 2025/2026

Local Authority East Suffolk Council.

Viewings Strictly by appointment with the Agent.



Directions

Head out of Framlingham on the B1119 (Saxmundham Road) and after approximately 1.5 miles take the second turning on the left hand side. Continue along this road, passing Fiddlers Hall on the left. At the end of the road, turn left and the property will be found a short distance along on the right hand side next to the Christian Fellowship Chapel.

For those using What3words app:
///down.revolting.daily



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		99
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



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 2025

Need to sell or buy furniture?

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