

*A pretty two bedroom cottage
available furnished or partically
furnished with gardens, in the
popular village of Heveningham.*

Rent £950 p.c.m
Ref: R2514

Blyth Cottage
The Street
Heveningham
Suffolk
IP19 0EP



To let fully furnished or part-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

Blyth Cottage is located in the pretty village of Heveningham, four miles south west of the market town of Halesworth. Here there is a range of shops and services, along with a primary school, pubs, cafes and The Cut, an arts centre. There is a railway station with connecting services to London via Ipswich, and the Heritage Coast town of Southwold is just under 10 miles.

The village of Laxfield is approximately 3 miles from Heveningham and is one of the most popular villages in the area with its two public houses, The Royal Oak and The King's Head, known locally as The Low House. There is a well regarded primary school and pre-school, as well as a Co-op village shop, museum and hardware store/garage.

The Accommodation

Ground Floor

Enter through a partially glazed front door to

Entrance Hall

With stone tiled floor. Double door cupboard housing fridge/freezer and washing machine, with shelving, and further wall mounted cupboard with fuse board and electricity meter. Double panel radiator and coat hooks. A door opens to

Kitchen/Dining Room 10'5" x 11'4" (3.18m x 3.46m)

With a range of base and wall units and wooden roll top work surfaces. Inset circular sink with mixer tap over and tiled splashbacks. Integrated electric oven and hob with extractor fan above, and integrated Bosch dishwasher. Table and chairs. Stone tiled floor and ceiling beams. Double panel radiator. Window to rear elevation and partially glazed door leading to the garden. A door opens into the



Sitting Room 13'0" x 10'0" (3.98m x 3.07m)

With wooden floors and brick fireplace with stone hearth and inset beam, housing a woodburning stove. Built-in cupboard which is home to the hot water tank and controls, and high level shelf. Two windows to front elevation and double panel radiator.

From the kitchen, a further door leads to

Ground Floor Bathroom

With stone tiled floor and fully tiled walls. Panel bath with mixer taps and telephone shower head and pole with shower curtain, pedestal wash hand basin and WC. Heated towel rail and bathroom cabinet. Obscure glazed window to rear elevation.

A door in the sitting room opens to the staircase to

First Floor

Landing

With window overlooking the garden, loft hatch and small double panel radiator. Doors lead to

Bedroom One 10'0" x 13'1" (3.07m x 4.01m)

A double bedroom with window to front elevation overlooking the church. Wooden flooring, small cast iron fireplace and double panel radiator.



Bedroom Two 7'10" x 7'1" (2.40m x 2.16m max)

With window to rear elevation. Wooden flooring, wall mounted light and double panel radiator.

Outside

To the front of the property, a picket fence surrounds the garden, which is laid to lawn with planted borders and a brick path leading to the front door. The front of the property overlooks the village green and Church.

The rear garden is accessed via the kitchen and is laid to lawn, with a good sized concrete patio area and a mature tree, shrubs and hedging. There are two storage sheds.

There is no designated parking with the property but on-street parking is available nearby.

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

Council Tax Band B; £1,763.86 payable 2025/2026

Local Authority East Suffolk Council

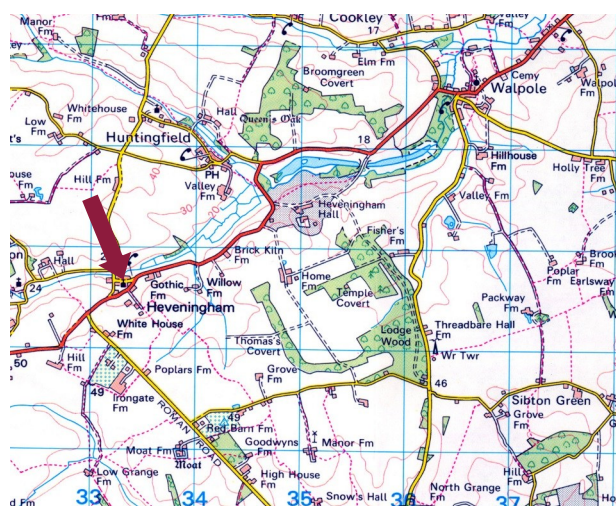
Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

Viewings Strictly by appointment with the Agent.

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



Directions

From Framlingham take the B1120 Badingham Road and at the junction with the A1120 turn right and continue towards Peasenhall. Enter the village and turn left at the cross roads where signposted towards Heveningham and follow this road for 2 to 3 miles to the next T-junction at the village. Turn right and then fork left down the hill, turning right before the junction into The Street. The property is situated towards the middle of the street on the left hand side.

For those using What3words app: [///acquaint.charities.villa](https://www.what3words.com/acquaint.charities.villa)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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