

An impressive and spacious two bedroom detached property situated in the heart of the highly desirable village of Peasenhall

Rent £950 p.c.m
Ref: R1927/H

Wisteria Cottage
The Causeway
Peasenhall
Suffolk
IP17 2HU



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

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Location

Wisteria Cottage is situated in the centre of the desirable village of Peasenhall. The village is situated on the A1120 cross-county route between Yoxford and the A12 in the east and Stowmarket and the A14 in the west. The village has a number of shops, a tea-room and there is an award-winning pub-restaurant nearby in the village of Sibton.

The market town of Saxmundham is five miles to the south-east, and Halesworth six miles north-east. The Heritage Coast at Dunwich is about twelve miles. The nearest railway station is some five miles away at Darsham, with hourly trains to Ipswich and Lowestoft. Yoxford and the A12 are about three miles.

The historic town of Framlingham lies about seven miles to the south-west, with excellent schooling in both the state and private sectors as well as a fine medieval castle.

The Accommodation

Ground Floor

Entering through a partially glazed and wooden panelled door into

Entrance Porch

A glazed wooden door leads to

Entrance Hallway

With stairs off to the first floor, double panel radiator, under stairs storage cupboard and doors off to

Sitting Room 11'2x 11'1 (3.40m x 3.37m)

With impressive high ceiling, central fireplace housing a wood burning stove and with fitted storage shelves to either side. Telephone socket, TV aerial socket and window to the front.

Kitchen/Dining Area 15'7 x 14'11 (4.75m x 4.55m) (max)

A 'L'-shaped room fitted with an excellent range of base and eye level kitchen units with roll top worksurface over inset with a single bowl single drainer stainless steel sink with mixer tap over. Stoves double electric oven with four ring ceramic hob and extractor hood above. Space and plumbing for dishwasher. Space and plumbing for washing machine. Space for fridge freezer. Grant oil fired boiler with heating and hot water controls. There is also space for good size dining table and chairs. Double panel radiator, telephone socket and TV aerial socket. Glazed door leading out to the rear garden.



First Floor

Landing

With double panel radiator, hatch to attic, cupboard housing the electricity meter and doors off to

Bedroom One 15'x12'5 (max) (4.57m x 3.78m)

An excellent size light double bedroom with two sash windows overlooking the front of the property. Feature display fireplace, two double panel radiators and doors giving access to a good size hanging cupboard with shelves and rails.

Bedroom Two 13'4x 9'8 (max) (4.06m x 2.95m)

A double bedroom with impressive high level ceiling and with a sash window overlooking the rear garden and meadow beyond. Double panel radiator and door to the airing cupboard housing the hot water tank, immersion heater and with storage above.

Bathroom

Fitted with a low flush WC, wash hand basin with vanity cupboard below, wooden panelled bath with fully tiled recess and separate Aqualisa shower unit. Double panel radiator, heated towel rail, mirror with integrated lighting and extractor fan.



Outside

The property is situated in a prime central position in the village of Peasenhall. Paved steps lead up to the front door and to the side of the property there is a metal gate giving access to a concrete pathway leading to the rear.

The rear garden can also be accessed from the kitchen and where there is a south facing seating area, and a pathway leading to the main area of garden with raised floral beds to either side. A large brick traditional outbuilding is available for use by the tenant, providing excellent additional storage and with power and light connected; it also includes a butler-style sink, a wood burning stove and space for a tumble dryer. Attached to the rear of the outbuilding is an outside lavatory.

Beyond the pathway, there is a good sized area of lawn, with shingled seating area and outside pizza oven. The garden is nicely enclosed on one side by an attractive brick wall and on the other a high wooden fence, with the far boundary marked by post and rail fencing. From the garden, there are very pleasant views over the adjoining meadow.

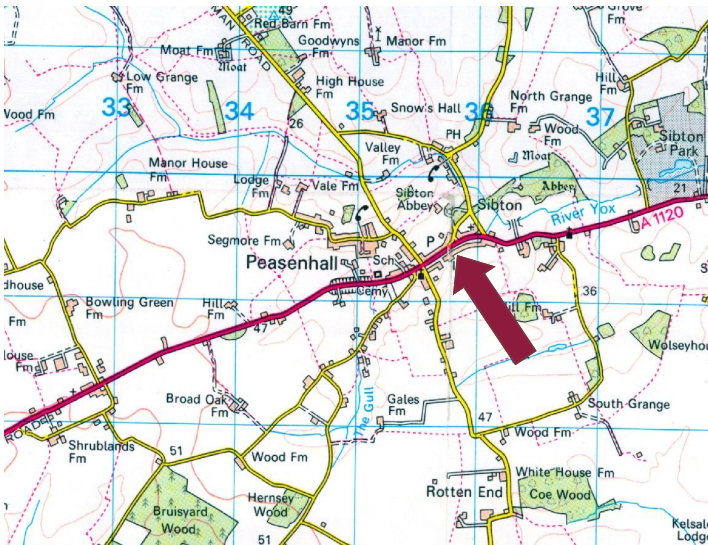
Services Mains electricity, water and drainage connected. Oil fired central heating.

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 B £1,695.38 payable 2025/2026

Local Authority East Suffolk Council



Directions

From Framlingham, head north on the B1119 signposted Badingham. Continue through to the junction with the A1120 and turn right signposted Peasehall and Yoxford. Continue for approximately four miles into the village of Peasehall. Almost directly opposite Emmett's Store turn right into The Causeway. Wisteria Cottage is the first cottage on your right.

What3words : /// stag.buzzing.verdict



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	43	
(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. **November 2025.**

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