

*A well presented three bedroom
semi-detached cottage situated in
the desirable village of Sibton,
just a short drive from the
Heritage Coast*

Rent £1,100 pcm
Ref: R2340

Cardinal Cottage
Pouy Street
Sibton
Suffolk
IP17 2JH



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

Cardinal Cottage is located in the heart of the picturesque village of Sibton, which benefits from a range of local amenities such as shops, post office, delicatessen, tea room and popular public house, the White Horse. The village has a well regarded nursery school, with Yoxford & Peasenhall Primary School being just under three miles away.

The nearby historic market town of Framlingham, famous for its medieval castle, is approximately seven miles away and is home to a good selection of independent shops and businesses. It also benefits from Thomas Mills High School and Framlingham College. The market town of Saxmundham is approximately five and a half miles away and has Waitrose and Tesco supermarkets, as well as a high street with businesses and day-to-day shopping facilities. The railway station has a regular train service to London's Liverpool Street Station via Ipswich, and Norwich via Lowestoft. There is also a railway station located at Darsham, which is under four miles from the property.

Ground Floor

Entering through a partially glazed wooden door into

Entrance Hallway

A spacious area with stairs off to the first floor and under stairs storage. Radiator and doors off to

Sitting Room 13'6 x 12'3 (4.14m x 3.74m)

North & East. A good size dual aspect room with central (display only) fireplace and electric fire. Radiator and TV aerial socket.

Kitchen 9'7 x 8'3 (2.95m x 2.52m)

West. Fitted with a good range of base and wall cabinets with worksurface over, inset with a single bowl single drainer stainless steel sink. Integrated fridge. Space for undercounter freezer, dishwasher, washing machine and oven (appliances available if required). Window overlooking the rear garden. Radiator.

A door leads through to the

Dining Room 13'5 x 12'3 (max) (4.11m x 3.74m)

East. A further good size room with window to the front. Display only fireplace and radiator.



Stairs from the Entrance Hall lead up to the

First Floor

Landing

With radiator and doors off to

Bedroom One 14'5 x 12'4 (max) (4.41m x 3.77m)

East. A good size double bedroom with a wealth of wooden beams and window to the front. Radiator.

Bedroom Two 12'7 x 14'6 (3.87m x 4.45m)

East. A further good size double bedroom with a wealth of wooden beams and window to the front. Radiator

Bedroom Three 9'9 x 8'4 (3.01m x 2.56m)

North. A single bedroom with window, radiator and telephone socket.

Bathroom

Fitted with WC, pedestal wash basin, bath and separate shower cubicle. Radiator and extractor fan.



Outside

Cardinal Cottage is situated in a pleasant position in the village of Sibton. The property is accessed via a shared entrance with wooden gate leading to a single parking area sufficient for two cars. The garden is located to the side and rear of the property with areas laid to grass, edged by hedging and with paved pathway. The rear garden is of split level and with a small patio seating area.

Services Mains electricity, water & drainage. 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 C. £1,937.58 payable 2025/2026

Local Authority East Suffolk Council.

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.

March 2025



Directions

Proceeding on the A1120 from Peasenhall towards Yoxford, turn left where signposted Sibton. Continue over the small humpback bridge and into the village. The property can be found on the left hand side opposite the White Horse public house and as identified by the Clarke and Simpson 'To Let' board.

For those using the What3Words app: /// stubbed.tango.flap



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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