

*A deceptively spacious four-bedroom semi-detached cottage retaining many period features. Village location close to the coast with extensive wooded gardens and gated parking.*



## RENT

£1,700 PCM

Ref: R2558

## Address

3 Ivy Cottage  
Main Road  
Theberton  
Leiston  
IP16 4RX



Cottage style kitchen, snug, sitting room, dining room, breakfast room, utility room and cloakroom. To the first floor, four double bedrooms, ensuite shower room and family bathroom. The outside benefits from over an acre of wooded gardens, gated parking and garage.

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

## Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

3 Ivy Cottage is situated in the desirable east Suffolk village of Theberton. Conveniently situated between Aldeburgh and Southwold, the village of Theberton is ideally located for access to the RSPB nature reserve at Minsmere and the beach at Dunwich. This part of the county is a haven for the sailing fraternity. There are golf courses at Thorpeness, Southwold and Aldeburgh. Nearby Snape Maltings is home to the internationally renowned Aldeburgh Festival. There are ancient castles at Orford and Framlingham and wonderful coastal walks. The nearest railway station is at Saxmundham with direct access to London via Ipswich and Liverpool Street.

## The Accommodation

3 Ivy Cottage is a superb spacious semi-detached four bedroom cottage close to the coast. The cottage boasts a wealth of period features and exposed beams throughout. The accommodation comprises of a country style kitchen complete with appliances and access onto the rear patio area. From the kitchen you enter into a snug featuring an inglenook fireplace with inset woodburning stove, and a door providing access to the front of the property. Further steps lead down to the dining area, with a staircase rising to the first floor and access to the main sitting room, which also features an inglenook fireplace with inset wood-burning stove. A further door provides access to the front of the property.

The property benefits from a light and spacious breakfast room with a utility and cloakroom off, a further door leads into the rear porch and garden.

A staircase rises to the first floor, where a spacious landing provides access to four generously proportioned double bedrooms, one of which benefits from an en-suite shower room. Also on this floor is a recently modernised four piece family bathroom with bath, separate shower, vanity sink and WC.

## Outside

The garden and parking area is accessed via a gated side entrance. With outside storage and a wonderful established wooded garden which extends to approximately one acre with mature trees, shrubs and a patio seating area.





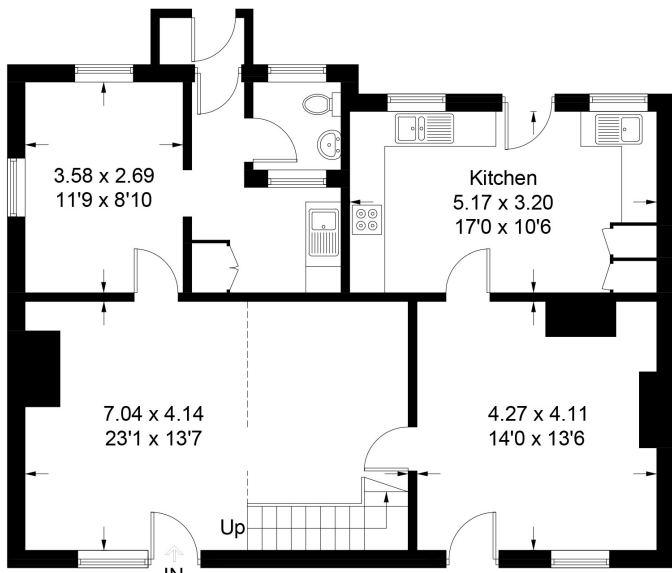






## 2/3 Ivy Cottages, Theberton

Approximate Gross Internal Area = 168.9 sq m / 1818 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1273345)

**Viewing** Strictly by appointment with the agent.

**Services** Mains electricity, water and drainage. LPG 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 Phones** To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = E (41) (Copy available from the agents upon request).

**Council Tax** Band C; £2,191.74 payable per annum 2025/2026

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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.

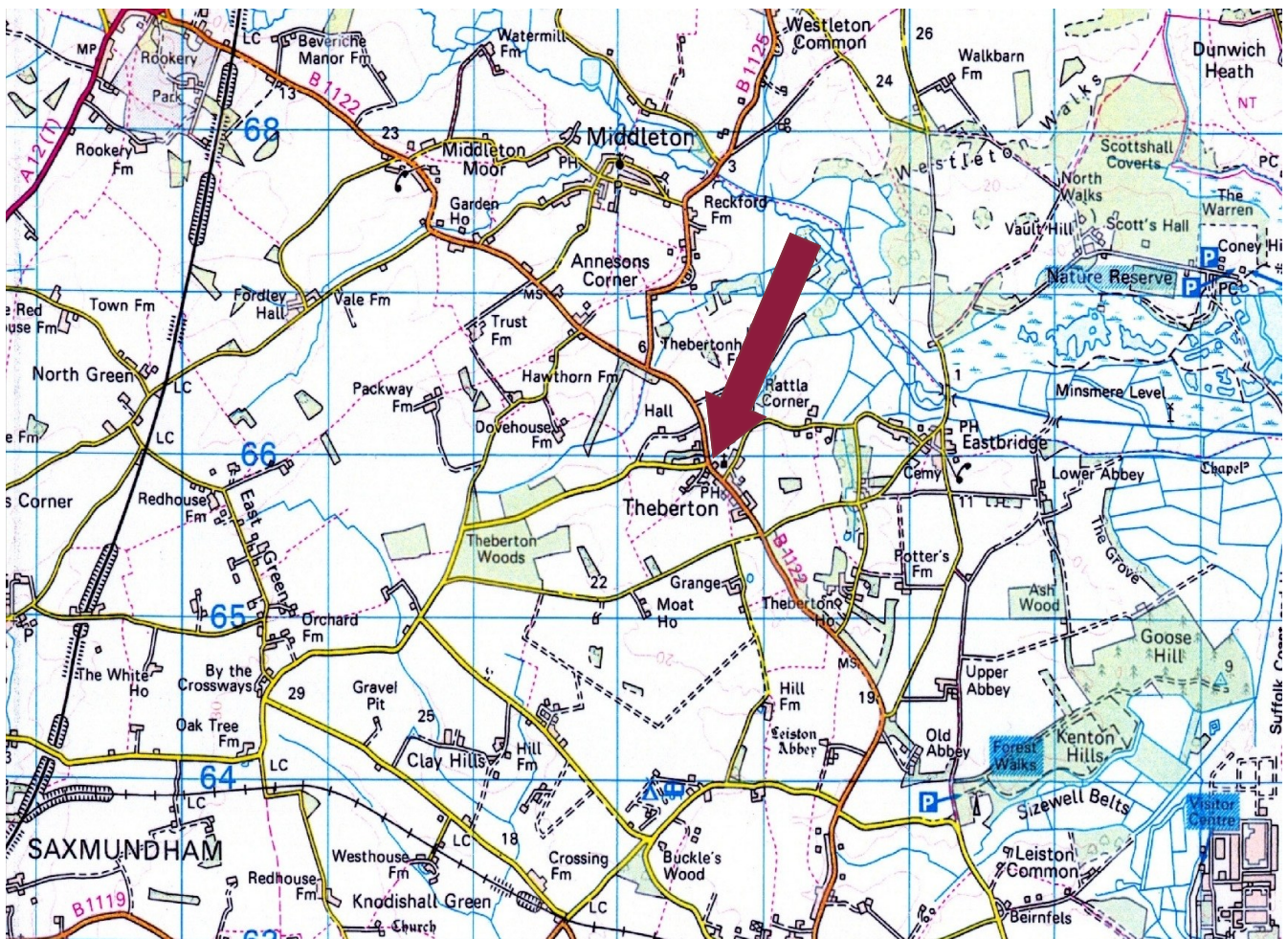
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	41 E	
21-38	F		
1-20	G		

February 2026

## Directions

Heading north on the A12 proceed through the village of Yoxford taking the first right hand turn off the A12 after the village onto the B1122 signposted Leiston and Middleton. Continue along this road proceeding over Middleton Moor and continue on to Theberton. On entering the village, 3 Ivy Cottages will be on the left hand side just before the Church.

For those using the What3Words app: // pats.deform.sleepless



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