

*1 Wood Farm Cottage is a recently refurbished three bedroom semi detached cottage enjoying an enviable rural position on the outskirts of village.*



## RENT

£1,050 PCM

Ref: Estates

## Address

1 Wood Farm Cottage  
Dennington  
Suffolk  
IP13 8JJ



Kitchen, sitting room, pantry, bathroom. Three bedrooms. Garden to the front and rear of the property with views of open farmland.

To let unfurnished 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**

1 Wood Farm Cottage a three bedroom semi-detached cottage situated in a delightful rural position, surrounded by farmland on the outskirts of the village of Dennington. Within 3 miles is Framlingham, which offers a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen as well as Sir Robert Hitcham's Primary School, Thomas Mills High School and also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away.

The market town of Saxmundham is just over 4 miles away and offers supermarkets, as well as cafes, businesses and day-to-day shopping facilities. The railway station provides regular train services to London's Liverpool Street Station via Ipswich. The county town of Ipswich is approximately 20 miles from the property. A range of local and national stores can be found here, along with a railway station with direct trains to London scheduled to take just over the hour. The Suffolk Heritage Coast, with popular destinations such as Aldeburgh, Southwold, Orford and Thorpeness, is within the locality. The world famous Snape Maltings Concert Hall provides entertainment all year round and is just 7 miles away. The city of Norwich is just over 30 miles to the north.

## **Description**

Forming part of the Dennington Hall Estate, the property has recently been refurbished throughout and presented internally to a good standard.

## **Ground Floor**

Entering through a partially glazed UPVC front door into

### *Hallway*

Window to front. Smoke detector. Stairs to first floor and doors off to

### *Living Room*

With feature fireplace. Picture rail. Newly fitted carpet. Ceiling pendant light. Four electric sockets and TV aerial socket. Radiator. Large window to front elevation.

### *Kitchen*

With a range of newly fitted base and wall kitchen units with an integrated stainless steel sink with mixer tap, and roll top work surface above. An extractor fan is fitted over space for electric cooker. There is space and plumbing for a dishwasher. Radiator. Ample space for a large table and chairs. Ceiling strip light and electric sockets. Half glazed rear entrance door leading out to rear garden. Vinyl flooring throughout. Window to rear elevation.

**Pantry** with space for washing machine and fridge freezer.

### *Back Hallway*

With door leading to

### *Bathroom*

Fitted with white low flush WC, pedestal wash hand basin with mixer tap over and white plastic bath with individual chrome taps and chrome shower head and controls and glazed shower screen. Vinyl flooring. Ceiling pendant light. Radiator. Extractor fan. Obscure glazed window to rear elevation. **Airing cupboard** with hot water cylinder and slatted shelving.

From hallway stairs leading up to

## First Floor

### Landing

Fitted carpet. Ceiling pendant light. Loft hatch. Smoke detector. Window to side elevation. Doors off to

### Bedroom One

A spacious double bedroom with newly fitted carpet. Feature fireplace. Picture rails. Radiator. Electric sockets. Ceiling pendant light. Window overlooking front of the property.

### Bedroom Two

A double bedroom with newly fitted carpet. Radiator. Picture rails. Electric sockets. Ceiling pendant light. Window overlooking rear of the property.

### Bedroom Three

A single bedroom with new fitted carpet. Radiator. Electric sockets. Ceiling pendant light. Window overlooking rear of the property.



## Outside

The property has off road parking to the front of the property. The garden is predominantly laid to grass with hedging and fencing bordering all boundaries. The garden provides views of surrounding countryside.

**Important Note:** In addition to the rent, the tenant will pay £15 towards sewerage for the property.

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

**Services** Mains Electricity and Water connected. Private sewerage. 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 Phones** 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; £1,695.32 payable per annum 2025/2026

**Local Authority** East Suffolk House, Station Road, Melton, Woodbridge, Suffolk. IP12 1RT 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.

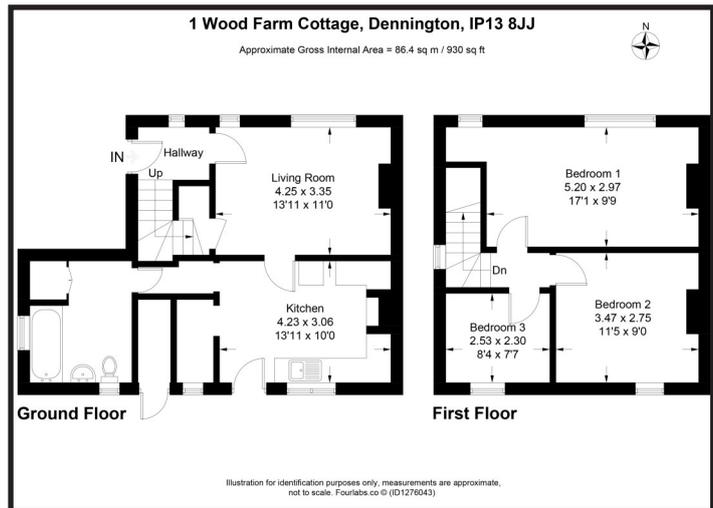
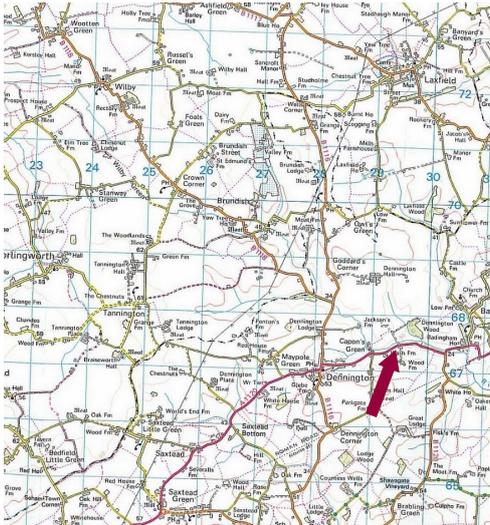
**February 2026**

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## Directions

From Framlingham, continue north out of the town past Framlingham College on the B1116. On reaching the village of Dennington turn right onto the A1120. Follow this road out of the village for about a mile and the property will be found on the right hand side.

For those using the What3Words app:  
////dodges.patching.nail



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