

A recently updated and improved two bedroom period semi-detached cottage on the edge of a rural village.



RENT

£900 PCM

Ref: R411

Address

2 Browns Farm Cottage
Dennington,
Woodbridge
IP13 8BZ



Sitting room, rear hall and newly fitted kitchen.
Two first floor double bedrooms and family bathroom
Large garden with parking. Enclosed rear garden with brick store.

To let unfurnished on an Assured Periodic Tenancy

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

2 Browns Farm Cottage is set in a rural location, not far from the pretty village of Dennington which benefits from a village hall, The Neathouse café, a superb dining pub, primary school and St Mary's Church.

Approximately two miles away is the thriving town of Framlingham, which is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its prep school, Brandeston Hall, some 5 miles away. Dennington is only 13 miles from the coast as the crow flies, with the popular destinations of Southwold, Dunwich, Thorpeness and Orford just a short drive. The county town of Ipswich lies approximately 18 miles to the south-west and here there are a variety of national shop and services, including regular trains to London's Liverpool Street Station, scheduled to take just over the hour.

The Accommodation

A charming two-bedroom semi-detached period cottage, situated in a secluded rural position at the end of a private drive. The property enjoys a peaceful setting with far-reaching views over the surrounding countryside, offering a wonderful opportunity to enjoy a tranquil country lifestyle.

First Floor

Sitting Room 14'0" x 13'5 (4.27m x 4.09m)

Entering through the front door into the sitting room, featuring an attractive ornate brick fireplace, fitted shelved cupboard, wall mounted radiator, telephone point and TV aerial connection. The room enjoys pleasant views over the front garden and surrounding countryside.

Back Hallway

From the Sitting Room a door leads to the back hallway which features a

Kitchen 12'0" x 8'0" (3.66m x 2.44m)

With a range of newly fitted base and wall units with tiles splashback, roll top work surface with inset stainless steel sink and mixer tap over. Space for cooker with extractor hood over, washing machine and fridge freezer. Wall mounted radiator. A back door leads out into the rear garden.

Further door from sitting room leads to stairway and first floor landing

Bedroom One 16'0" x 8'11" (4.88m x 2.72m)

A spacious double bedroom with views over surrounding countryside. Built-in cupboard and wall mounted radiator.

Bedroom Two 12'11" x 8'11" (3.94m x 2.72m)

A further good size double bedroom with dual aspect windows, built-in cupboard and wall mounted radiator.

Bathroom

A newly improved three piece suite comprising low flush wc, pedestal wash basin, panel bath with mixer taps and overhead twin head shower.



Outside

There is a good size cottage garden to the front of the property laid to grass and interspersed with beds, trees and shrubs. To the rear is a smaller garden area with a small outbuilding, shed and rural views beyond. There is off road parking to the front of the property.

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private 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 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 (Copy available from the agents upon request).

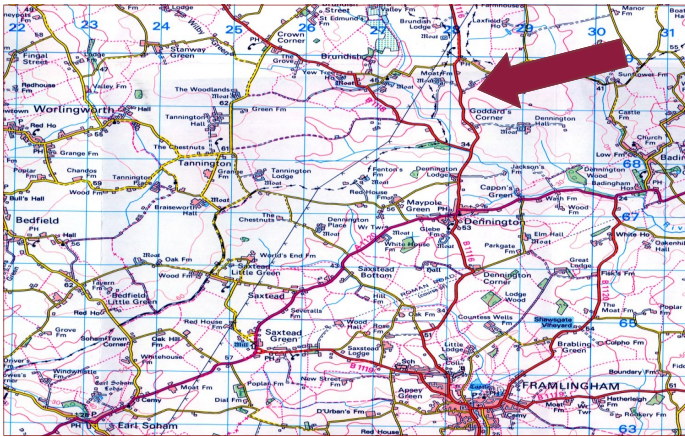
Council Tax Band B £1,777.81 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

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		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

September 2026



Directions

Heading from Framlingham towards the village of Dennington, entering the village of Dennington turn right on to the A1120 and then turn left after approximately 100 yards on to the B1116 and continue for approximately 1 1/4 miles before taking the private track on the right to the property. The track is immediately after a white house on the same side of the road

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