

A three/four bedroom characterful Grade II Listed house with parking to rear, set in the heart of the picturesque village of Debenham.



RENT

£1,650 PCM

Ref: R2264

Address

Tailors
2 Cross Green
Debenham
Suffolk
IP14 6RW



A detached Grade II Listed house comprising, Entrance hall, three reception rooms, boot room, kitchen dining room, cloakroom, shower room, family bathroom and four bedrooms. Outside there is a pretty front garden, driveway to the rear and garage, courtyard and garden area.

To let unfurnished on an Assured Periodic Tenancy.

Contact Us



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Well Close Square
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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

Tailors is situated within the heart of the village of Debenham, opposite a well-renowned cafe and delicatessen and adjacent to the church. Debenham is a picturesque and historic village surrounded by open countryside. Within walking distance of the house are excellent local amenities including primary and secondary schools, a post office, greengrocers, doctor's surgery, veterinary practice and a small Co-op supermarket. The market town of Framlingham is located approximately 9 miles to the east and has further day to day shopping facilities as well as the historic castle. Ipswich (14 miles) and Stowmarket (10 miles) offer more extensive facilities including mainline railway stations with regular services to London's Liverpool Street Station scheduled to take approximately 65 minutes and 85 minutes respectively.

The Accommodation

Ground Floor

A front porch with plain tiled pitched roof provides access to the timber front door which in turn leads to the

Hallway

First of three staircases leading to the first floor landing. Under stairs shelved cupboard. Radiator. Coat pegs. Tiled flooring. Doors lead off to the

Sitting Room 16'5 x 11'3 (5.00m x 3.43m)

A lovely twin aspect room with windows to the north-west and south-east overlooking the front of the property and the church to the rear. Large inglenook fireplace with Bressummer beam above, with wood burning stove. Fitted alcove display shelves. Radiators. Door to the exterior rear. A wealth of exposed beams. A door leads through to the



Study 8'9 x 7'3 (2.67m x 2.21m)

A south-east facing window overlooking the front of the property. Stripped and polished floorboards. Radiator. Door with second set of stairs to the first floor. Further door to the

Shower Room

North-west facing window. Tiled shower cubicle, close coupled WC and pedestal hand wash basin. Exposed beams. Tiled flooring. Under stairs cupboard.

Dining Room 16'4 x 12' (4.98m x 3.66m)

A twin aspect room with sash window to the south-east and views to the north-west and rear of the church. Exposed beams. Ornate inglenook fireplace with Bressumer beam above. Wall lights. Suffolk brick flooring. Radiator. Partially glazed door into the boot/cloakroom. A door opens to a **utility cupboard** with shelving and space and plumbing for a washing machine and tumble dryer. Radiator.



Kitchen/Breakfast Room 12'9 x 11'8 (3.89m x 3.56m)

North-west facing window towards to the church. Fitted with a hand-built kitchen with a range of floor units incorporating a dishwasher and butler sink with mixer taps. Elm work surface with shelving above. Stanley range cooker incorporating the central heating boiler. Dresser and fridge/freezer. Recessed ceiling spotlights and wall mounted spotlights. Tiled flooring. Exterior door to the rear courtyard garden



A door leads through to the

Boot/Cloakroom 16' x 8' (4.88m x 2.44m)

South-east facing window and door to the exterior. Suffolk brick flooring. Radiator. Wall light points. Coat hanging rail. A third set of stairs leads to the first floor.

The first set of stairs from the ground floor hallway are constructed from elm, and lead up to

First Floor

Landing

South-east facing sash window to the front of the property. Doors to Bedrooms One and Two.

Bedroom One 16'4 x 12'5 (4.98m x 3.78m)

Large double bedroom with south-east facing sash window to the front of the property. Exposed beams and wide elm floorboards. Cast iron fireplace with timber surround flanked on one side by a built in wardrobe with hanging rail and shelf above and window to the rear. Door to the second landing. Radiator.

Bedroom Two 16'5 x 10'11 (5.00m x 3.33m)

Large double bedroom with south-east facing sash window to the front of the property. Large elm floorboards. Exposed beams. Radiator. Hand wash basin. Door to



Cloakroom

Fitted with a low level WC. Window to the rear of the property.

A door from the bedroom leads to

Bedroom Four 16' x 7'4 (4.88m x 2.24m)

A good-sized single bedroom with twin aspects to the south-east and north-west. Radiators. Built-in wardrobe with hanging rail. Exposed beams and studwork. Spotlighting. The second set of stairs lead down to the ground floor study.

The third set of stairs from the ground floor boot/cloakroom accesses a second landing which has doors to Bedroom One, the bathroom and also

Bedroom Three/First Floor Snug 12'8 x 11'3 (3.86m x 3.43m)

A dual aspect room with windows to the south-west and north-west enjoying fine views towards the church. Fitted shelves. Airing cupboard housing a lagged hot water cylinder, slatted shelving and a hanging rail. Radiator.

Bathroom

Comprising roll top bath, large tiled shower cubicle, pedestal hand wash basin, low level WC, radiator and further towel radiator. South-east facing sash window to the front of the property.





Outside

To the front of the house is a flower bed which abuts the small green area. Access to the garage is via a shingle drive which is adjacent to the courtyard area. From here there is a gateway to the enclosed garden which has a pretty patio area which in turn leads to the courtyard which has a brick paved terrace, shrub beds and an area of lawn. There is also a greenhouse. Adjacent to this is the large garage with up and over door to the front. The oil tank for the property is located within the garage.

Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. Oil fired central heating via the Stanley Range.

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 Exemption Certificate

Council Tax Band D £2,317.88 payable per annum 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;

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.

September 2026

Chartered Surveyors / Estate Agents

Clarke & Simpson



Directions

Heading into Debenham on the B1077 from the direction of Framlingham (south), proceed along Debenham High Street, heading to the centre of the village. Take the first right onto Cross Green where Tailors will be found on the left hand side.

What3words app: directive.keener.shark



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