

A recently improved two bedroom Grade II Listed cottage set within the centre of Debenham. With pretty cottage gardens front and rear. EPC E.



RENT

£950 PCM

Ref: R2593

Address

9 Gracechurch Street
Debenham
Stowmarket
IP14 6RA



A recently improved cottage comprising : Sitting room, kitchen, ground floor bathroom, separate WC. First floor landing bedroom and second bedroom. Pretty cottage gardens front and rear.

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

9 Gracechurch Street is situated within the heart of the village of Debenham. 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 Liverpool Street Station scheduled to take approximately 65 minutes and 85 minutes respectively.

The Accommodation

Entering through the front door into

Sitting Room 12'11" x 12'7" (3.94m x 3.84m)

A characterful sitting room featuring a front-facing window and an attractive brick fireplace with an inset wood-burning stove. The room benefits from a newly fitted Dimplex Quantum storage heater. To one side of the fireplace is a small built-in cupboard with shelving. Exposed timber beams add character to the room, and there is a step up leading into the Kitchen

Kitchen 13'5" x 4'8" (4.09m x 1.42m)

A light galley kitchen fitted with a range of base and wall units with roll-top work surfaces and tiled splashbacks. Stainless steel sink with mixer tap. There is space and plumbing for a washing machine, space for an under-counter fridge, and space for an electric cooker. A built-in cupboard houses the hot water cylinder and heating controls. The room benefits from a wall-mounted convector heater. The windows overlooks the courtyard garden, and a door provides access to the

Bathroom

Fitted with a panelled bath with tiled surround and a Mira electric shower over. Pedestal wash hand basin with cupboard surround. Low-level WC. Heated towel rail and extractor fan. Obscure glazed window to the side elevation providing natural light and ventilation.

A further door from the kitchen leads into the rear porch and

Separate WC

With a WC, small opening window and wall mounted convector heater.



Staircase

Returning to the sitting room, a door leads into the staircase and the first floor.

Bedroom One 9'6" x 11'0" (2.90m x 3.35m)

A landing bedroom accessed directly from the staircase, featuring exposed timber beams to the walls and ceiling, including a very low-level beam. Dual-aspect windows provide good natural light. The room is fitted with a wall-mounted Dimplex electric heater.

Bedroom Two 7'11" x 11'1" (2.41m x 3.38m)

A smaller double bedroom with restricted headroom due to the sloping eaves. Character features include exposed timber beams to the walls and ceiling. A window to the side elevation provides natural light. The room is fitted with a wall-mounted Dimplex electric heater and also benefits from a pedestal wash hand basin with tiled splashback and mirror.

Outside

The front of the property is approached via a brick pathway with hedge borders, leading through a mainly lawned front garden with mature shrubs and planting.

To the rear is an enclosed courtyard garden with established shrubs and plants. There is a side access gate, together with a rear access gate providing access from the back of the property. A shed for storage.



Viewing Strictly by appointment with the agent.

Services Mains water, sewerage and electricity. Night storage heaters.

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).

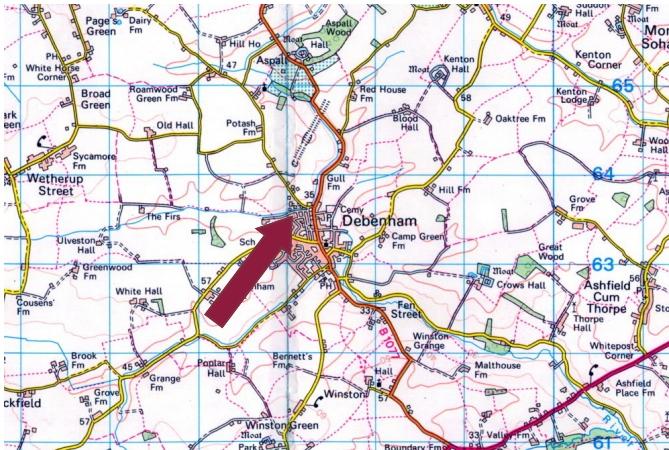
Council Tax Band B payable per annum 2026/2027

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.

August 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	44 E	
21-38	F		
1-20	G		



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. Taking the first left hand turn into Gracechurch Street where the property will be situated immediately on the left hand side and identified by a 'To Let' board.

For those using the What3Words app:
///expensive.sponge.president



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.