

*A pretty one bedroom
unfurnished thatched Grade II
Listed cottage situated in the
sought after village of Brandeston.*

Rent: £925 Per Calendar
Month
Ref: R2574

39 The Street
Brandeston
Woodbridge
IP13 7AE
R2574



To let unfurnished on an Assured Periodic Tenancy

Clarke and Simpson
Clarke & Simpson
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40 St James Street
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Location

39 The Street a Grade II Listed thatch cottage set in a superb position within the centre of the desirable village of Brandeston.

The sought after village of Brandeston, lies around the upper reaches of the River Deben. The village itself is best known locally for its association with Brandeston Hall, the preparatory school to Framlingham College. Framlingham itself, with its fine Medieval castle, interesting selection of local shops and good choice of schooling, lies about three miles to the north-east.

The market town of Woodbridge lies about nine miles to the east and the County Town of Ipswich is about thirteen miles to the north. Inter City trains from Ipswich to London's Liverpool Street Station take just over the hour. The Heritage Coast, and the popular centres of Aldeburgh and Thorpeness, are within half an hour's drive.

The Accommodation

Ground Floor

Entering through the front door to the

Sitting/Dining Room 18'7" x 18'2" (5.66m x 5.54m)

With a wealth of character, features include exposed beams, (low bearing ceilings) brick floors, wall mounted lights and inglenook fireplace with woodburning stove. To either side of the fireplace are recessed alcoves, one with shelving and one providing open storage. There is a further storage cupboard. Window to the front elevation. Walled mounted smart electric heater. A door which leads into the

Kitchen 10'6" x 6'1" (3.22m x 1.86m)

Fitted with a range of base and wall units incorporating a work surface with inset white sink and drainer with mixer tap and tiled splashback surround. There is space for an under-counter fridge and washing machine, together with a cooker inset into the chimney breast with an extractor fan above. An electric wall-mounted heater, window to the rear elevation and door leading out to the rear garden. Off the kitchen, a door leads in to

Ground Floor Bathroom

Comprising of a white suite including a bath with mixer taps, telephone-style shower attachment, and overhead rainfall shower. WC and pedestal wash hand basin with tiled splashback, mirror and light over. Dimplex electric heater, skylight window, extractor fan and a small window overlooking the rear garden.

Returning to the sitting room, a staircase rises to the

First Floor

Landing

With inset beams and door off to

Bedroom One 14'7" x 15'11" (4.45m x 4.85m)

A good-sized bedroom full of character, featuring original floorboards, exposed beams to the ceiling and walls, and areas of restricted head height. Dual aspect windows. Heating is provided by a radiator connected to the wood-burning stove, together with a walled mounted smart electric heater. Within a recessed area there is shelving and a door leading to the airing cupboard, housing the hot water tank and controls.



Dressing Room 5'3" x 7'3" (1.62m x 2.23m)

With restricted height ceilings, hanging rail and shelving.

Outside

The property is approached via a driveway belonging to the neighbouring rear property, over which there is a right of way leading to a fence and gate opening into the cottage-style garden. To the front is a pleasant seating area, with the garden being mainly laid to lawn and bordered by a variety of trees and shrubs. To the rear of the property there is a small yard area with a large double-door shed providing useful storage, together with a designated area for bins.

Services

Services Mains water, sewerage and electricity. Electric 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>

Viewing Strictly by appointment with the agent.

Council Tax

Council Tax Band B; £1,518.19 payable per annum 2026/2027

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



Term

The property is available on an Assured Periodic Tenancy with a monthly rent of £925.00 per calendar month.

Note

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.

May 2026

Services Your Text Here

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August 2022



Directions

From the Agents office head towards Wickham Market along Station Road (B1116), taking the third right turning signposted Kettleburgh. Follow this road to the end into the village of Kettleburgh. At the T-junction turn right, signposted Brandeston and Earl Soham. Proceed into Brandeston, passing the Queens Head Public House on your right. The property will be found on the right handside, just before the turning for Mill Lane. For those using the What3Words app: /// absorbs.stirs.heave



Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 43 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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