Chartered Surveyors / Estate Agents

Clarke & Simpson

A well presented two bedroom detached bungalow, situated in a delightful rural location within the village of Peasenhall.

Rent: £895 PCM

Ref: R2266

Low Farm
Bungalow
Hubbards Hill
Peasenhall
Suffolk
IP17 2JN



Sitting room, kitchen, two bedrooms and bathroom.
Large gardens, parking, shed and store/hobby room.

To let unfurnished on an Assured Periodic Tenancy

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Location

Low Farm Bungalow is situated on the edge of the desirable village of Peasenhall. Peasenhall is considered one of the most picturesque and desirable villages in East Suffolk with its tearooms, renowned delicatessen (Emmett's), and well stocked village store. It adjoins the village of Sibton, which has a well respected public house, The White Horse.

The property is 6.7 miles from the medieval town of Framlingham, with its historic castle. Here there is an abundance of unique shops and businesses, as well as cafes and restaurants, and excellent schooling in both the public and state sectors, with Framlingham College and Thomas Mills High School. The coast is just 9 miles as the crow flies, and here there are well known and popular destinations such as Aldeburgh, Thorpeness, Southwold and Dunwich.

The Accommodation

Entering through a partially glazed UPVC door into

Sitting Room 11'6 x 11'5 (3.35m'1.83m x 3.35m'1.52m)

A pleasant room with window to the side overlooking the garden. Night storage heater, TV aerial lead in and open archway leading through to the

Kitchen 11'1 x 7'6 (3.35m'0.30m x 2.13m'1.83m)

Fitted with a range of base and eye level kitchen units with worksurface over, inset with single bowl stainless steel sink with drainer. Space for electric cooker. Space and plumbing for washing machine. Windows overlooking the side garden.

A door leads into the inner hallway, with doors off to the

Bathroom

Fitted with low flush WC, pedestal wash basin and bath with taps over. Fan heater and shaver socket. Door giving access to the airing cupboard with hot water tank and electric immersion.

Bedroom One 11'6 x 11'6 (3.35m'1.83m x 3.35m'1.83m)

A dual aspect double bedroom with windows to the front and side. Night storage heater and display fireplace.





Bedroom Two 10'4 x 7'6 (3.05m'1.22m x 2.13m'1.83m)
A single bedroom with window overlooking the garden and night storage heater.

From the inner hallway a door leads into a side lobby with coat hooks and door giving access to the garden.

Outside
Low Farm Bungalow is set within a generous plot with gardens surrounding the property. To the front, there is a sweeping driving with double access and providing ample parking. Adjoining the rear of the property there is a lean-to providing an extra room for useful additional storage. In addition, there is a domestic outbuilding available for use.

To the rear of the property there is a large allotment and although the tenant will have use of the main area of garden, the allotment will be retained by the landlord and access will be via a separate track adjacent to the bungalow.

Important Note:
The rent includes a charge for water usage.





Services
Services Mains electricity connected., water and sewerage.

Broadband
To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Network
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. £1,775.39 payable 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 the 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.

11th November 2026



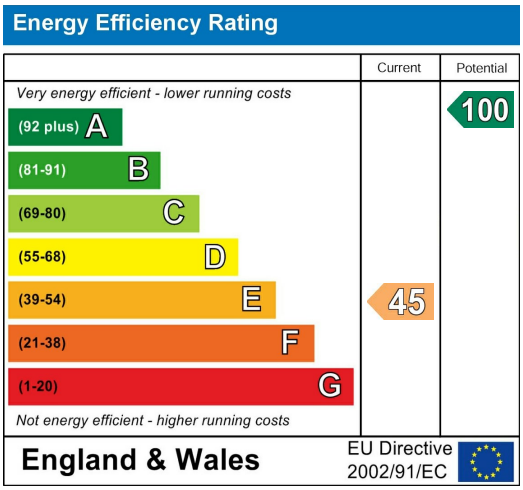
Directions

From Framlingham head north on the B1120 towards Badingham. At the junction with the A1120 turn right signposted Peasenhall and Yoxford. Within the village of Peasenhall turn left signposted Halesworth and continue on this road until reaching the Sibton White Horse and turn immediately left. The property will be found a short distance along on the right hand side. For those using What3words app:///florists.engine.navy









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