

A spacious and well presented detached house, in an idyllic rural setting forming part of the Blackheath Estate. On the outskirts of Snape and Aldeburgh.



RENT

£1,250 PCM

Ref: R1997

Address

78 Friston Hall Cottages
Friston
Saxmundham
Suffolk
IP17 1NL



A spacious detached house with a spacious kitchen dining room, large utility, cloakroom and sitting room. To the first floor are two double bedrooms and a family bathroom. With gated driveway, large fenced gardens and outside shed.

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

78 Friston Hall Cottages sits adjacent to Friston Hall on the Blackheath Estate. Located on the outskirts of Friston, the property enjoys a highly desirable location between Aldeburgh and Snape. The village of Friston has a church, village hall and public house. Most everyday needs can be found in the nearby town of Saxmundham, about three miles to the north or in Leiston, just over three miles away.

Friston lies approximately four miles from the very well known coastal town of Aldeburgh one of the region's most desirable seaside towns. Aldeburgh has a thriving high street with many local and national shops and restaurants as well as a golf club and sailing club. The town is in the heart of the Suffolk Heritage Coast Area of Outstanding Natural Beauty. The village of Snape is within about three miles and here there is the famous Snape Maltings concert hall, home of the Aldeburgh Festival. The remaining areas of the Heritage Coast including Orford, Thorpeness, Walberswick and Southwold are all within easy reach. The nearest railway station is at Saxmundham from where there are connecting trains to Ipswich and some through trains direct to London's Liverpool Street station.

The Accommodation

Ground Floor

Entering through the main front door into

Entrance Hall

With double glazed window to side elevation and electric radiator. Honeywell thermostat. Door leading to

Kitchen/Dining Room 16'3" x 9'9" (4.971m x 2.985m)

With a range of base and wall units with composite white worksurface over incorporating undermount white sink with stainless steel mixer taps over. Lemna electric hob and single oven. Integrated dishwasher and integrated fridge freezer. Inset ceiling spotlights, ceiling mounted extractor fan and electric radiator. Dual aspect windows.

Rear Hallway

With half glazed UPVC door leading to the rear garden.

Utility Room 10'7" x 7'10" (3.226m x 2.401m)

Incorporating a range of base units to match the kitchen inset with a stainless steel sink and mixer tap over. Dual aspect windows. Space for washing machine and tumble dryer. Extractor fan and inset ceiling spotlights. Electric radiators.

Cloakroom

With low level flush WC, wall mounted wash handbasin with mixer tap over. Small radiator, extractor fan and inset ceiling spotlights.



Sitting Room (4.336m x 3.740m)

With ornate fireplace with wooden surround. Double window to the front elevation and electric radiator. BT and TV points.

From the entrance hall the stairs lead to

First Floor

Landing

With window and wall mounted thermostat.

Bedroom One 12'0" x 12'4" (3.676m x 3.761m)

A light double bedroom with window to front elevation overlooking the driveway and garden. Electric radiator.

Bedroom Two 13'4" x 8'11" (4.071m x 2.735m)

A spacious second bedroom with window to the rear elevation, wall mounted radiator and built-in cupboard.

Bathroom

A modern white suite comprising bath with mixer tap shower and glass screen. Vanity sink unit with drawers under and low level flush WC. Heated towel rail and extractor fan. Obscured glazed window and inset ceiling spotlights.

Outside

The property is approached via a private driveway from the main road which leads to the driveway of the property. There is a spacious garden laid to lawn with mature shrubs and trees. There is a shed with electricity supply and outside tap.

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. 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>

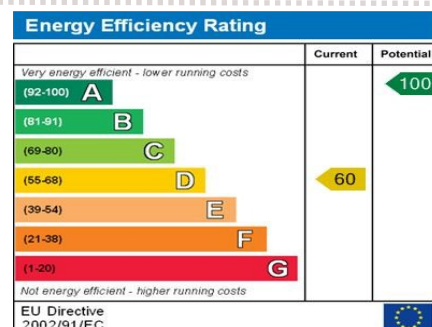
EPC Rating = D (60) (Copy available from the agents upon request).

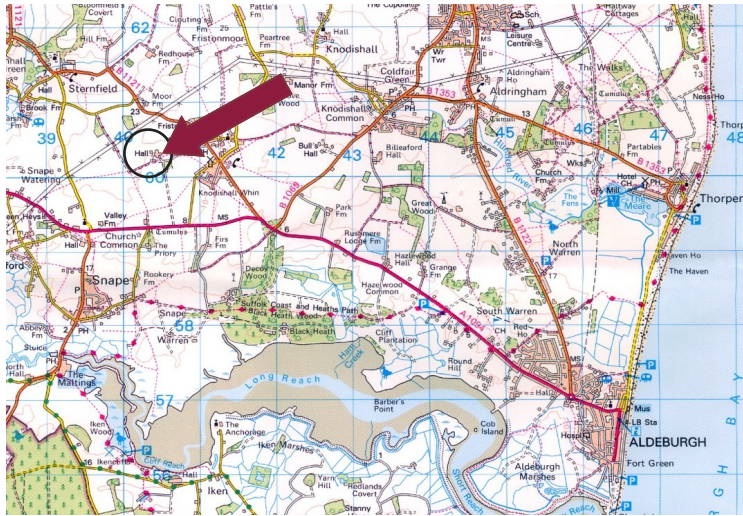
Council Tax Band D: £2,301.67 payable per annum 2026/2027

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.

May 2026





Directions

From the Agent's office, proceed south long the B1116 through to Wickham Market. Turn left onto the A12 and continue on this road for approximately five miles passing through the villages of Great Glemham and Stratford St Andrew. Take the right hand turning onto the A1094 signposted Aldeburgh and Leiston and continue for approximately three miles, bypassing the village of Snape and continuing towards Aldeburgh. After approximately half a mile, the entrance to Friston Hall is situated on your left and as identified by the Clarke and Simpson "To Let" board. Continue down the long tree lined tarmac driveway and which will lead to property.

For those using What3words app:
 ///congas.palettes.noticing



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