

A charming detached bungalow, beautifully presented throughout and situated on the outskirts of the highly sought-after coastal village of Theberton.



RENT

£950 PCM

Ref: R2571

Address

Tea Pot Hall
Church Road
Theberton
Leiston
IP16 4SF



A superb single store detached cottage with open plan living, double bedroom and bathroom. Benefiting from a separate garden room / occasional bedroom. Pretty cottage gardens and gated driveway parking.

To let furnished 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

Tea Pot Hall is pretty and deceptively spacious furnished single storey detached cottage, which is situated down a rural lane, in the desirable east Suffolk village of Theberton. The village of Theberton benefits from a Church, village hall and the Lion Public House.

Conveniently situated between Aldeburgh and Southwold, the village of Theberton is ideally located for access to the RSPB nature reserve at Minsmere and the beach at Dunwich. This part of the county is a haven for the sailing fraternity. There are golf courses at Thorpeness, Southwold and Aldeburgh. Nearby Snape Maltings is home to the internationally renowned Aldeburgh Festival. There are ancient castles at Orford and Framlingham and wonderful coastal walks. The nearest railway station is at Saxmundham with direct access to London via Ipswich and Liverpool Street.

The Accommodation

Ground Floor

Entering the property through the

Conservatory 15'11" x 5'3" (4.87m x 1.62m)

A brick and partially double glazed with tiled floor. Washing machine and counter top freezer.

A door leads into the

Kitchen 9'10" x 7'0" (3.00m x 2.14m)

With a range of bespoke fitted base units with fitted worksurface, inset stainless steel sink with mixer taps over. Integrated appliances, to include a dishwasher, fridge, electric oven with induction hob and microwave. The kitchen opens up into the sitting/dining room where a range of matching units continue and provides extensive storage.

Sitting/Dining Room 20'9" x 9'0" (6.34m x 2.76m)

A spacious room with fireplace housing the wood burning stove. To the right of the fireplace are inset shelves and unit. Two windows overlooking the front garden and rural views beyond.

From the kitchen, a door leads into the rear hall, where there is a cupboard housing the hot water cylinder and shelving for storage.

Bathroom

With a white suite with bath and mixer taps over and shower rail. Low level WC, pedestal wash hand basin with light and mirror over. Storage heater. Obscure glazed window. Extractor fan.



Bedroom 13'7" x 8'4" (4.15m x 2.55m)

A bright double bedroom with windows overlooking the garden and night storage heater.

Garden Room 13'7" x 8'4" (2.79m x 2.39m)

A generous sized detached room with window to the front elevation overlooking the adjoining farmland. Perfect for home working or an occasional bedroom.

Outside

The property is situated along a quiet country lane, enjoying extensive rural views to the front. It benefits from gated driveway parking and a charming cottage-style front garden. A side gate provides access to the rear garden and garden room.

The rear garden features a raised patio with flower borders, a lawned area, and an additional patio ideal for outdoor dining and entertaining. A small storage shed is positioned to the side of the property.



Viewing Strictly by appointment with the agent.

Services Mains electricity, night storage heating, water and drainage.

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>

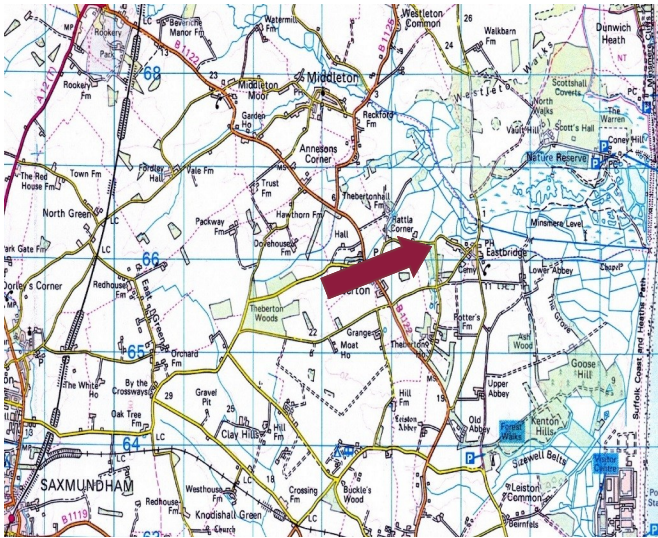
Council Tax Band B; £1,786.59 payable per annum 2026/2027

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Directions

Heading north on the A12 proceed through the village of Yoxford taking the first right hand turn off the A12 after the village onto the B1122 signposted Leiston and Middleton. Continue along this road proceeding over Middleton Moor and continue on to Theberton. On entering the village, taking the left hand turn just after the Church and proceeding along the lane where the property will be identified by a Clarke & Simpson 'To Let' board.

For those using the What3Words app:
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