

An exceptionally well presented two bedroom semi-detached cottage, in a rural position with gardens and driveway parking.



RENT

£1,150 PCM

Ref: R2579

Address

3 Park Cottages
Ivy Lodge Road
Campsea Ashe
Woodbridge
IP13 0QB



A deceptive semi-detached cottage comprising; Entrance hall sitting room, kitchen/dining room and ground floor shower room. Two bedrooms to the first floor and family bathroom. Good size gardens, with brick store and driveway parking.

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

3 Park Farm Cottages is situated on the outskirts of the village of Campsea Ashe, which benefits from a popular dining pub, village hall, church, recreation ground, and saleroom. There is also a railway station (known as Wickham Market train station), which houses an impressive community café. Railway services run to Lowestoft to the north and Ipswich to the south, where there are connecting trains to London's Liverpool Street station.

The nearby village of Wickham Market offers a range of local businesses and shops, including a Co-operative supermarket, an award winning butchers, restaurants, a health centre, library and primary school. From here, there are regular bus services to Woodbridge and on to Ipswich. Campsea Ashe is within the Thomas Mills High School catchment area for secondary schooling.

The property is conveniently positioned for Suffolk's Heritage Coast and the popular market town of Woodbridge, which is just 8 miles to the south-east. Snape Maltings, with its world famous concert hall, is just over 4 miles away. Aldeburgh, with its sailing and 18 hole golf course, is approximately 10 miles. The pretty riverside village of Orford is approximately 7.5 miles. The forests and heaths at Rendlesham and Tunstall are nearby.

Accommodation

Ground Floor

Entrance Hall

Entering through the front door, the entrance hall features a brick floor and an attractive brick fireplace with an integrated wood-burning stove. There is a useful understairs storage cupboard with shelving, along with a double-door cupboard housing space for a washing machine and additional shelving to the left-hand side. A window to the front elevation provides natural light, and there is a radiator. A door leads into

Ground Floor Shower Room

Fitted with a low-level flush WC, enclosed shower cubicle with glazed folding doors, and a small vanity unit with wash hand basin and mirror over. Wall-mounted radiator. The walls are tiled to half height. A built-in cupboard above the WC houses the electricity meter. Recessed spotlights and an extractor fan.

Sitting Room 11'11" x 10'2" (3.64m x 3.12m)

A bright, dual-aspect sitting room featuring a brick fireplace with hearth and open fire. On either side of the fireplace are inset shelving units, with a low-level cupboard and internal shelving to one side, providing useful storage. A wall-mounted radiator completes the room.

Further along the entrance hall, a door leads into:

Kitchen/Dining Room 10'10" x 16'2" (3.32 x 4.94)

A bright and spacious kitchen/dining room featuring UPVC double-glazed French doors onto the rear patio area and windows with rural views. The kitchen is fitted with a range of matching wall and base units with wood-effect worktops, incorporating an inset stainless steel sink with a mixer tap and a separate drinking water tap, supplied via a water filter. Tiled splashbacks complement the work surfaces.

Integrated appliances include an electric oven, dishwasher, and fridge freezer, with an extractor hood positioned above the cooker. The room is finished with ceiling spotlights and a wall-mounted radiator, creating a practical and welcoming space for cooking and dining.

Stair and First Floor

Staircase leads to the first floor and landing area which has restricted height due to a sloping ceiling and an ornate fireplace.. A cupboard housing the mega flow hot water tank.

Bedroom One 18'0" x 11'5" (5.49 x 3.50)

A spacious dual-aspect double bedroom enjoying wonderful rural views to the rear. Features include an ornate fireplace, a wall-mounted radiator, and an abundance of natural light from the two windows, creating a bright and welcoming space.

Family Bathroom

The bathroom comprises a white suite with fully tiled walls, a half-size bath with mixer taps and a hand-held shower attachment, a low-level flush WC, and a vanity wash hand basin. Additional features include a heated towel rail, an obscure glazed window, and an extractor fan.

Bedroom Two 7'3" x 10'2" (2.21 x 3.12)

A good size a single bedroom with window to side elevation wall mounted radiator.

Outside

The property is approached via a private parking area, providing ample space for two vehicles. The front garden is mainly laid to lawn and is complemented by mature trees and shrubs. The grounds also include a brick-built outbuilding, an oil tank, and a pump house, which services both 3 Park Cottage and 4 Park Cottage.

To the rear of the property, a patio area is situated immediately outside the kitchen doors, providing an ideal space for outdoor seating and dining while enjoying views over the adjoining paddock.

N.B. In addition to the monthly rent there is a fee of £77 per calendar month to cover the emptying of the septic tank, water supply, annual sweeping of both chimneys, cutting of the hedges twice a year and window cleaning (approximately three times a year)

Viewing Strictly by appointment with the agent.

Services Mains electricity, private water and sewerage. 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 = E (Copy available from the agents upon request).

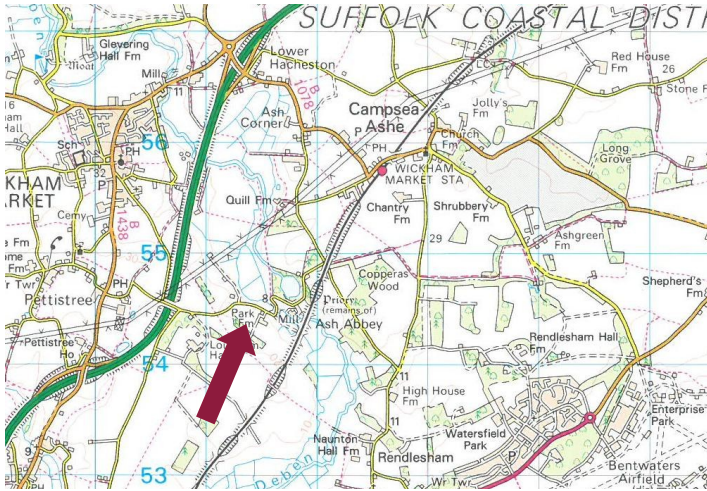
Council Tax Band B £1,769.65 payable per annum 2026/2027

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.

August 2026

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



Directions

Heading to Campsea Ashe from the direction of Wickham Market and the A12, proceed through the village, passing Clarke and Simpson's Auction Centre on the left hand side. Continue past the Duck Public House, and turning right at the Church, immediately left into Ivy Lodge Road where the property will be found on the right hand side.

For those using What3words app:
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