

*A well presented two bedroom semi-detached cottage situated in a delightful rural position on the outskirts of Framlingham*



## RENT

£895 PCM

Ref: R247

## Address

2 Stone Cottages  
Saxmundham Road  
Framlingham  
Suffolk  
IP13 9NU



Dining Room/bedroom, sitting room, kitchen, bathroom.  
Spacious landing/study area, good size double bedroom.  
Gardens and driveway.

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

2 Stone Cottages is situated in a wonderful rural position on the outskirts of Framlingham and close to the villages of Cransford and Badingham. Framlingham town centre is a five minute drive from the property. Framlingham is best known for its fine Medieval Castle and offers a wide variety of shops, businesses and cafes, which includes a Co-op supermarket. The town also boasts a wide range of pubs, restaurants and also a doctor's surgery, veterinary practice, pharmacy and library. There are also excellent schools in both the state and private sector.

The town of Woodbridge, lying on the banks of the River Deben, is about 12 miles to the south and offers a further choice of shopping and schooling facilities as well as recreational pursuits including sailing on the River Deben, golfing and excellent walks. The Heritage Coast at Aldeburgh is about 13 miles to the east and offers a further choice of recreational facilities. The County Town of Ipswich, about 20 miles, benefits from Inter City rail links to London's Liverpool Street station which take just over the hour.

## The Accommodation

### Ground Floor

Entering through a partially glazed UPVC door into

#### *Entrance Hallway*

With doors off to

#### *Dining Room/Bedroom Two* 3.35m x 3.07m

A versatile room which would make a good size dining room or bedroom. Two windows overlooking the garden. Radiator.

#### *Sitting Room* 3.68m x 3.68m

A spacious room with window to the front elevation. Radiator. A door leads through to the

#### *Kitchen* 3.10m x 3.38m

Fully fitted kitchen with a good range of base and wall cabinets with Formica work surface over, inset with a single bowl single drainer stainless steel sink. Space for electric cooker. Space and plumbing for washing machine. Space for fridge freezer. Radiator. Windows overlooking the rear garden.

A door leads through to the

#### *Rear Entrance Lobby*

With door to the garden and further door to the

#### *Bathroom*

Fitted with WC, wall mounted wash hand basin, bath with mixer tap and shower attachment. Heated towel rail.



A door from the sitting room gives access to the stairway leading to the

## First Floor

*Landing* 3.65m x 3.04m

A spacious landing which would make an excellent study area. Airing cupboard housing the hot water tank/immersion.

A door leads through to

*Bedroom One* 3.71m x 3.71m

A generously sized double bedroom with window to the front elevation overlooking the adjoining farmland. Radiator.

## Outside

The cottage is accessed along a single lane country road with wonderful views of the surrounding countryside. To the front of the property, a wooden gate leads to a driveway with parking for two cars. To the side and rear of the property there is a spacious garden which is predominantly laid to lawn which is bordered by hedging. To the rear, there are two domestic outbuildings (one housing the oil fired boiler) and a wooden shed.



*Viewing* Strictly by appointment with the agent.

*Services* Private water and sewerage. Mains electricity. Oil fired central heating. *N.B* There is an additional charge of £30 per calendar month for the water and sewerage charge.

*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>

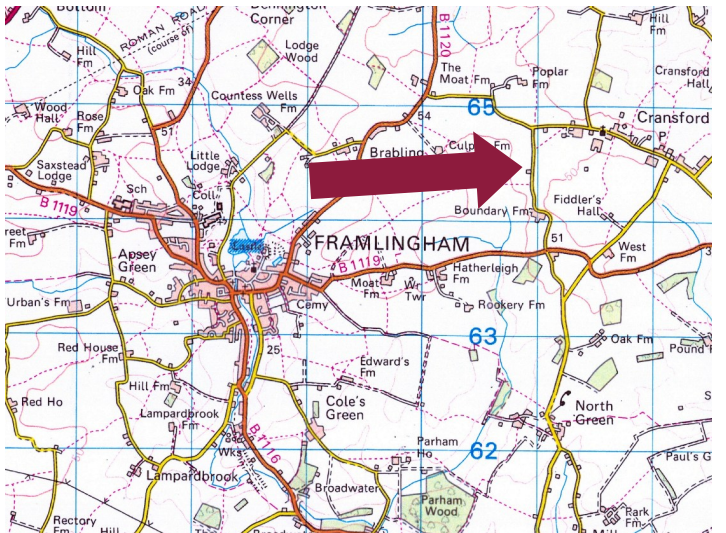
*Council Tax* Band B ; £1,889.63 payable per annum 2026/2027

*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.

*June 2026*

Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



### Directions

Heading out of Framlingham along the B1119 towards Saxmundham, continue for approximately one mile past the water tower and take the first left hand turning at the crossroads signposted Cransford. Continue for a further half a mile and the property will be found on the left hand side.

For those using the What3Words app:  
 ///zoomed.solve.buildings



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