

A three bedroom semi-detached rural property undergoing improvements, enjoying beautiful rural views, with gardens and parking to the rear.



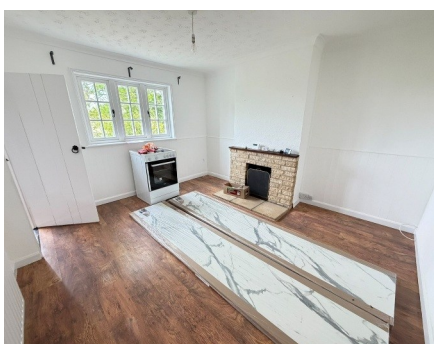
RENT

£1,200 PCM

Ref: R2573

Address

2 Lodge Cottages
Saddlemakers Lane
Melton
Suffolk
IP12 1LZ



Kitchen, living room and ground floor bathroom. To the first floor are three generously sized bedrooms. Pretty cottage style front garden, spacious rear gardens with private enclosed rear courtyard. Parking for two vehicles.

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 Lodge Cottages is located in a rural position on the outskirts of the desirable village of Melton, and within a short distance of the railway station. Melton is a popular village with a well supported primary school, large playing field with tennis courts and children's play equipment, good pub/restaurant-The Coach and Horses, small petrol station and Spar convenience store.

Woodbridge, just a quarter of a mile away, is probably best known for its outstanding riverside setting. It is also a very popular market town, offering a good choice of schooling in both the state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina. Both Melton and Woodbridge also benefit from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour.

The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles respectively. The County Town of Ipswich is approximately 8 miles to the south-west.

The Accommodation

Ground Floor

Entering through a wooden door in to a small lobby with door off to the

Kitchen 12'11" x 10'2" (3.96m x 3.10m)

A new kitchen is to be fitted with a range of base and wall units. Cooker, dishwasher and washing machine. Space for a small dining table. Pantry cupboard with slatted shelving.

Returning to the hallway, a further door leads into the

Sitting Room 11'8" x 12'10" (3.57m x 3.93m)

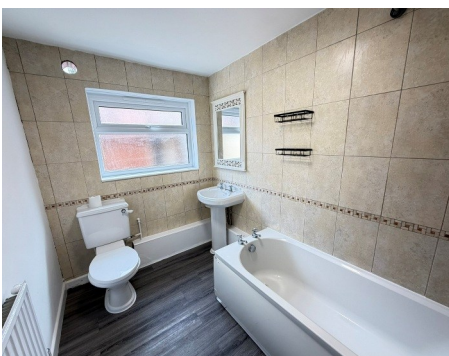
With windows to the front elevation. Fireplace with open fire. Decorative panelling to the walls. Full length understairs cupboard which can be used for storage. Internal glazed door leads into the

Rear Hallway

With batten and coat hooks. Partially glazed door leading out to the rear garden. A further door leads into the

Ground Floor Bathroom

Comprising of a white suite with bath and shower over. Pedestal wash hand basin with mirror over. WC. Tiled walls. Radiator. Obscure glazed window. Extractor fan.



A door from the kitchen gives access to the stairway leading to the

First Floor

Landing

With small lobby and doors off to

Bedroom One 13'0" x 11'7" (3.98m x 3.54m)

A spacious double bedroom with windows to the front elevation enjoying attractive rural views. Features include an ornate fireplace and a small cupboard housing the gas-fired boiler, which also benefits from a small window. Double panel radiator.

Bedroom Two 8'11" x 9'9" (2.72m x 2.99m)

A three-quarter size bedroom with radiator and window to the rear elevation overlooking the garden.

Bedroom Three 10'3" x 13'11" (3.13m x 4.25m)

A further good sized double bedroom with ornate fireplace. A bank of wardrobes with hanging rail providing generous storage. Radiator and loft hatch.

Outside

The property is approached via a private front path leading to number 1 and number 2. There is a small cottage-style front garden which leads to the front door. To the rear of the property, there is parking for two vehicles, together with steps leading down into the garden. No. 2 has a right of way across this area to access their rear garden from the parking area. The garden is mainly laid to lawn and rises quite steeply, but provides a spacious outdoor area with a rear terrace and access to a brick-built outside store. A small walkway leads into a private enclosed rear courtyard, which also benefits from a further brick-built store.

Viewing Strictly by appointment with the agent.

Services Mains electricity, gas, 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>

EPC Rating = D (66) (Copy available from the agents upon request).

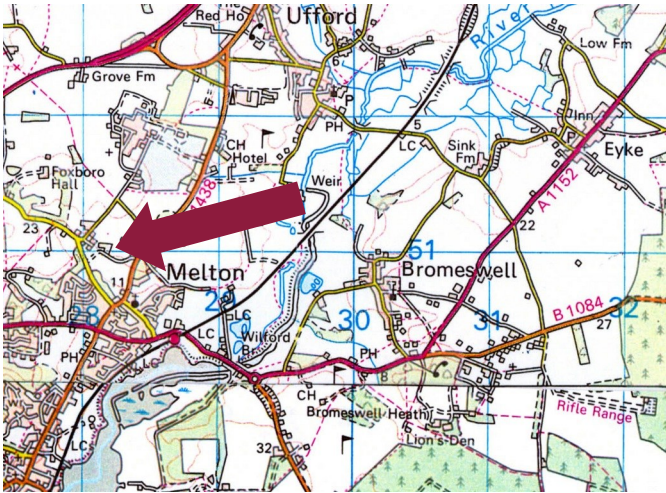
Council Tax Band C; £2,049.75 payable per annum 2026/2027

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		109 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Directions

Leaving Framlingham, head towards the A12 and Melton. Continue along the A12 and just after the end of the dual carriage way, taking the next left hand turn into Saddlemakers Lane. Continue along the lane into the Village and the property will be found on the left hand side and identified by a Clarke & Simpson 'To Let' board.

For those using the What3Words app:
///sketches.radiates.thinnest



Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call 01728 746323.