

*A picturesque three bedroom detached cottage, situated in a secluded position on the outskirts of the village of Kirton*



## RENT

£ 1,600 PCM

Ref: E/Kirton/8075

## Address

Broomhill Cottage  
Broomhill Lane  
Kirton  
Ipswich  
Suffolk IP10 0GD



A three bedroom detached cottage comprising: Entrance hallway, dining room, utility/cloakroom, kitchen, living room, boot room. To the first floor are three bedrooms and a bathroom. Ample off road parking. Extensive garden surrounding the property with low fencing on all boundaries. Shed for useful storage.

To let unfurnished on an Assured Periodic Tenancy.

## Contact Us



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And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

Broomhill Cottage is located in a rural position close to the quiet village of Kirton and is part of the Kirton Estate. The village of Kirton boasts a public house and an active social community based around the village hall. There is a good range of primary and secondary schools in both the public and private sector within easy reach. The nearby coastal town of Felixstowe offers a doctors surgery, schools, sport facilities, restaurants and supermarkets. The property is located close to the River Deben providing recreational opportunities such as sailing, cycling and rural walks.

The county town of Ipswich lies approximately 10 miles north west, with the town of Felixstowe located within five miles of the property. Ipswich railway station offers trains to London's Liverpool Street station with the commute taking just over an hour. Trains from Felixstowe station link to this.

## The Accommodation

Broomhill Cottage is a well presented detached cottage with accommodation arranged over two floors. The property is accessed via the farm track and through a wooden gate leading to the parking area.

Entering the property via the side external entrance door leads into entrance hallway

Door off utility/WC off fitted with wood effect worksurface with space and plumbing for washing machine and tumble drier. WC. Pedestal wash hand basin. Extractor fan. Tiled flooring.

Door off to kitchen with a range of wood effect fascia kitchen base and wall units, with an integrated double stainless steel sink with mixer tap. The floor is tiled throughout. An extractor fan is fitted over the space for an electric cooker and there is space for under counter fridge and freezer. Numerous downlights and double electric sockets.

Door off to dining room with feature fireplace alcove with brick hearth. Window overlooking the front of the property. Space for dining table and chairs.

Door off to living room, a light and spacious room with dual aspect windows overlooking the front and rear of the property. Fireplace housing black woodburner stove with brick hearth. Two radiators. Numerous double electric sockets to include TV and telephone sockets. Internal door leads to boot room and door to the outside of the property.

From entrance hallway stairs rise to the first floor landing with doors leading off to three bedrooms, all enjoying views over the garden and countryside. Bathroom is fitted with white panelled bath with tiled surround and chrome shower controls and shower head. Pedestal wash hand basin. WC. Wood effect vinyl flooring.

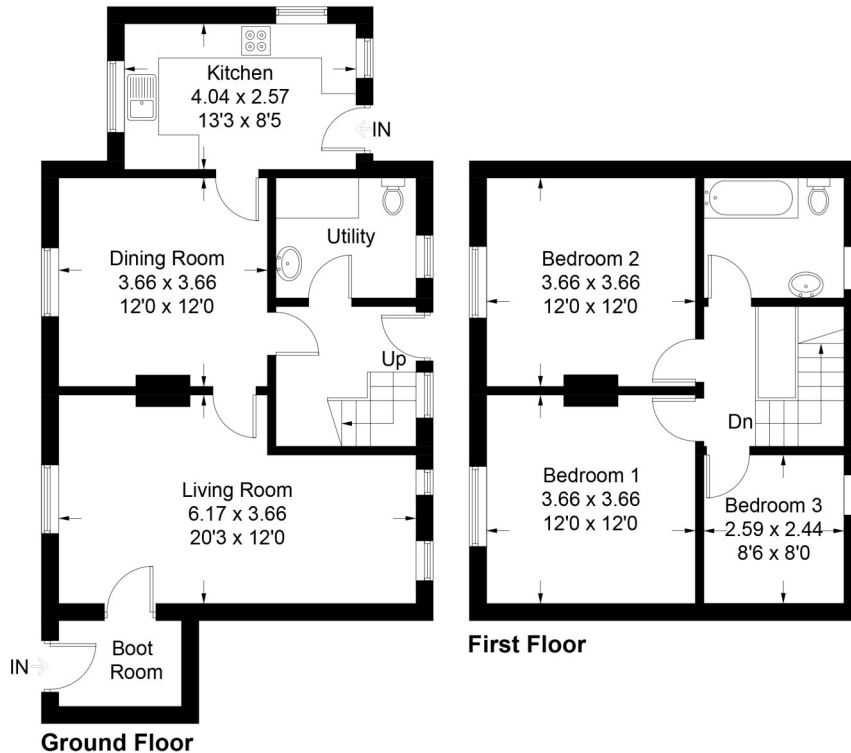
## Outside

Access to the property is off the farm track through a wooden gate with ample gravel off road parking. Paved patio to the rear of the property. The property includes a garden shed which provides useful storage space. There is a generous garden surrounding the property which is predominately laid to grass with low fencing on all sides allowing for unspoilt countryside views.



## Broomhill Cottage, Kirton

Approximate Gross Internal Area = 108.3 sq m / 1166 sq ft



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**Viewing** Strictly by appointment with the agent.

**Services** Mains electricity and water connected. Oil fired central heating. Private drainage connected. Please note this will incur an annual cost.

**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 (Copy available from the agents upon request)

**Council Tax** Band D; £2,284.07 payable per annum 2026/2027

**Local Authority** East Suffolk Council, East Suffolk House, Station Road, Melton, Woodbridge, Suffolk, IP12 1RT; Tel: 0300 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.

**September 2026**

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         | 101   A   |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         |           |
| 55-68                    | D             | 68   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |



## Directions

Heading East on the A14, take the exit signposted Kirton, after junction 58. Proceed along Innocence Lane until reaching the crossroads and turn left to the village of Kirton. Proceed through the village and continue heading North out of the village for approximately a mile. On your left will be Kembroke Kennels, continue slightly further around the corner of Newbourne Road and right onto the farmtrack. Follow this farmtrack round for half a mile and Broomhill Cottage will be found on your left. Please Note: Some SAT NAV's do not recognise this farm track so please continue as per our directions.

For those using the What3Words app:

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