

A large and impressive Grade II Listed four bedroom detached property, situated in a secluded position on the outskirts of the popular village of Kirton



RENT

£2,650 PCM
Reviewed Annually

Ref: Kirton Estate

Address

Kirton Hall
Kirton
Ipswich
Suffolk
IP10 0PH



Kitchen/breakfast room, utility, dining room, drawing room, cloakroom. Cellar. Four first floor double bedrooms and two bathrooms.

Gardens extend to approx. 0.8 acre. Garage. Pool.

Outbuilding and open framed garage for useful storage.

To let unfurnished on an Assured Shorthold Tenancy for a term of twelve months with a view to extending.

Contact Us



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Well Close Square
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Suffolk IP13 9DU

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And at The London Office
40 St James' Place
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Location

Kirton Hall occupies a superb rural position along a private drive on the edge of 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 are 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 number of doctors surgeries, schools, sport facilities, restaurants and supermarkets. The property is located close to the River Deben providing recreational opportunities such as sailing and rural walks.

The county town of Ipswich lies approximately 10 miles west, with the town of Felixstowe located within five miles of the property. The pretty market town of Woodbridge is 9 miles to the north. 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 House

Forming part of the Kirton Estate, Kirton Hall is a grand early 19th Century red brick property. The Hall sits in a wonderful position overlooking countryside views. The property is approached by an impressive private concrete drive surrounded by grass meadows.

Ground Floor

The property is approached via an exterior door leading into:

Utility Room

Incorporating a range of base and wall units in white with a marble effect work surface over, inset with stainless steel double drainer sink with individual taps and white tiling surround. Window to the side and one overlooking the front garden. Coir matting on entry and wood effect vinyl flooring. Large fluorescent ceiling light. Double panel radiator. Space and plumbing for a washing machine and tumble dryer. Inner door leading into:

Kitchen/Breakfast Room

Incorporating a range of shaker style base and wall units in green with a grey marble effect work surface over, inset with double sink with mixer taps with white tiling surround. Marble effect vinyl flooring and ceiling recessed spotlights. Double panel radiator. Green fascia double oven **Rangemaster** cooker. Extractor fan. Alcove with useful shelving. Windows overlooking the main garden, with a door leading out to the courtyard garden. Inner door leading into:



Dining Room

With feature fireplace with black marble hearth and pine mantelpiece. Large windows with views to the side of the property and driveway. Double panel radiator. Carpet flooring. Built in wooden alcove shelving to either side of the fireplace. Large number of ceiling recessed spotlights, along with wall lights and picture light socket over the mantelpiece.

Small Rear Passage from Dining Room to Garage

Useful storage room incorporating a base unit in cream with work surface over. Concrete/tile effect vinyl flooring and ceiling light. Heating controls. Obscure glazed window.

Inner door leading into:

Garage

A useful area for storage with wooden shelving, concrete flooring and electricity connected. Boiler.

From the kitchen an inner door leads to:

Inner Hallway

L shaped inner hall consists of staircase to the first floor. Attractive built in shelving and cupboards. External door leads out to front driveway. Ceiling recessed spotlights. Understairs door leading to cellar.

Cellar with red brick flooring and shelving for storage, with overhead lighting.

Drawing Room

An impressively large, light and spacious room with black marble hearth, pine mantelpiece fireplace inset with a black facia woodburning stove. A further feature fireplace with black marble hearth and pine mantelpiece. Four traditional wooden sash windows with views to the front and sides of the property. Four double panel radiators. Carpet flooring. Ceiling pendant lights and a large number of picture light wall sockets.

Cloakroom

With low flush WC, wash hand basin with individual taps, mirror and glass shelf above. Radiator. Traditional wooden sash window with obscured glazing to side of property. Pendant ceiling light and shaver light over basin.



Drawing Room



Dining Room



Bathroom



Bedroom Two



Bedroom Three

First Floor

Landing

Light and airy room featuring an elegant arched window. Includes large built in wardrobes and a double panel radiator. There is an airing cupboard, along with additional cupboard housing hot water cylinder. Ceiling recessed spotlights. Internal doors leading to:

Bathroom One

Comprising low flush WC, pedestal wash hand basin with individual taps, mirror, glass shelf and shaver light above. White enamel bath with shower/mixer tap arrangement with wooden bath panel/cupboard below. Heated towel rail. Fully tiled shower cubicle with chrome rain shower head and chrome shower controls. Wood effect vinyl flooring. Ceiling recessed spotlights. Double panel radiator. Traditional wooden sash window overlooking rear of the property.

Bedroom One

A double bedroom with traditional wooden sash window overlooking the main garden. Two double panel radiators. Carpet flooring. Ceiling recessed spotlights. Built in triple door wardrobe with cupboards above.

Bedroom Two

A good sized double bedroom with traditional dual aspect wooden sash windows overlooking the main garden. Two double panel radiators. Carpet flooring. Ceiling recessed spotlights. Built in triple door wardrobe with cupboards above. Built in vanity unit with wash hand basin, mirror, shaver light and cupboards above.

Bathroom Two

Comprising low flush WC and pedestal wash hand basin with individual taps. Mirror, shelf and shaver light above basin. White enamel bath with individual taps. Fully tiled shower cubicle with chrome shower head and chrome shower controls. Heated towel rail. Wood effect vinyl flooring. Wall mounted wooden shelving. Ceiling recessed spotlights. Traditional wooden sash window overlooking the main garden.

Bedroom Three

A good size double bedroom with traditional large wooden windows overlooking the side of the property. Double panel radiator. Carpet flooring. Ceiling recessed spotlights. Wash hand basin with individual taps and mirror with shaver light above. Built in double door wardrobes along one entire wall, with cupboards above. Additional large walk in wardrobe with interior light fitted.

Bedroom Four

A double bedroom with dual aspect traditional wooden windows overlooking the front and side of the property. Double panel radiator. Carpet flooring. Ceiling recessed spotlights.

Outside

The property sits within an approximately 0.8 acre plot and is approached via a private concrete drive, which continues along the side of the house to a gravel driveway providing ample parking for several vehicles.

The gardens are well established, featuring a variety of beautiful trees and mature shrubs that create an attractive and private setting. A further gravel driveway extends across the front lawn, offering additional parking and access to the rear of the property.

To the rear, a gravelled parking area leads to a secluded and enclosed courtyard garden, which can also be accessed directly from the kitchen/breakfast room.

Additional external features include a small greenhouse with an adjoining outbuilding for tenant use, as well as a large open framed garage with side storage for firewood. Please note: the swimming pool is currently non operational.

Kirton Hall, Kirton

Approximate Gross Internal Area = 246.0 sq m / 2648 sq ft

Cellar = 18.7 sq m / 201 sq ft

Total = 264.7 sq m / 2849 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1285091)

Gardener Long term gardener employed part time who will come at an additional cost.

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Oil central heating. Private 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 Exempted.

Council Tax Band G; £3,806.78 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.

March 2026

Directions

Heading East on the A14, take the exit signposted Kirton, after junction 59. Turn left along Kirton Road. Proceed through the village and along Bucklesham Road and then turn left down a concrete road just as you leave the village, signposted Kirton Hall. Follow the drive for approximately a third of a mile, Kirton Hall is directly in front of you.

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