

*A spacious three bedroom semi-detached property set in a rural position on the edge of the village of Southolt.*



## RENT

£1,100 PCM

Ref: R2596

## Address

2 Sycamore Farm  
The Street  
Southolt  
Eye  
IP23 7QJ



A spacious semi-detached house comprising; boot room, kitchen/breakfast room, sitting room, dining room. To the first floor are three bedrooms and family bathroom. Enclosed spacious courtyard and parking for 2 vehicles.

**To let furnished or unfurnished on an Assured Periodic Tenancy.**

## Contact Us



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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  
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## Location

2 Sycamore Farm is situated in a rural setting in central North Suffolk. Everyday facilities are found in nearby Debenham or Eye. The Historic market towns of Framlingham, with its medieval castle is seven miles to the east and Eye is five miles to the north-west. Both offering excellent schooling and further facilities. Southolt is eighteen miles to the north of Ipswich, and from here there are Inter City trains to London's Liverpool Street station scheduled to take just over the hour. The train can also be caught at Stowmarket which is within fifteen miles. The Heritage Coast is within about twenty two miles with easy access to the popular centres of Southwold, Walberswick, Aldeburgh and Orford.

## The Accommodation

### Ground Floor

Entering through solid wood entrance door into

*Boot Room* 13'3 x 8'8 (4.04m x 2.64m)

A useful entrance area with back door to the outside, four wall mounted shelves and ample storage area. Partially glazed door leads through to

### *Hallway*

With exposed wall timbers, Honeywell wall mounted thermostat and partially glazed doors off to

*Kitchen / Breakfast Room* 19' x 9'6 (5.79m x 2.9m)

A good sized room fitted with a range of kitchen units comprising cream fronts with chrome effect handles and wood effect formica worksurface over inset with single drainer stainless steel sink with mixer tap, space and plumbing for dishwasher, space and plumbing for washing machine, space for freestanding electric cooker with extractor hood over, space for fridge freezer and good size dining table, double panel radiator and oil fired boiler.

*Sitting Room* 13'4 x 14' (4.06m x 4.27m)

A light dual aspect room with outlook to the front and side of the property, double panel radiator, exposed ceiling timbers, television lead in and large storage cupboard adjacent to fireplace. Recessed fireplace (for display purposes only). Door through to

*Dining Room* 13'5 (max) x 10'10 (4.09m x 3.30m)

A further pleasant room with impressive exposed ceiling timber, double panel radiator, outlook to the front of the property, tiled surround fireplace (for display purposes only) and door giving access to large cupboard under stairs housing wall mounted fuse board and electricity meter.

Stairs rise from the entrance hall to the

## First Floor

### *First Floor Galleried Landing*

With exposed wall timbers, double panel radiator, Honeywell wall mounted boiler control and door giving access to airing cupboard housing fully lagged hot water tank and further doors off to

*Bedroom One* 13'7 x 10'8 (4.14m x 3.25m)

A large double bedroom with window to the front of the property and large ceiling timber.

*Bedroom Two* 10'9 (max) x 10'6 (max) (3.28m x 3.2m)

An L-shaped bedroom with a wealth of exposed wall timbers, outlook to the front of the property, wall mounted shelves and door giving access a large storage cupboard.

**Bedroom Three** 12' x 10'1 (3.66m x 3.07m)

A further good sized double bedroom with window overlooking the front of the property. With exposed wall and ceiling timbers.

**Family Bathroom**

Fitted with high flush WC, wall mounted wash hand basin, single panel radiator, panelled bath with mixer taps and shower attachment over with shower curtain. Extractor fan and radiator.

**Important Notes**

- Whilst the property is set in an excellent rural position, it is adjacent to a farm yard which is currently being converted.
- In addition to the rent, the tenant will be required to pay £40 per calendar month for water and sewerage.

**Outside**

The property is approached via a shared concrete driveway, leading to a gated yard with parking provision for two cars. Beyond the metal gates is an enclosed courtyard, bounded by a high-level fence and benefiting from a brick-built storage shed.



**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).

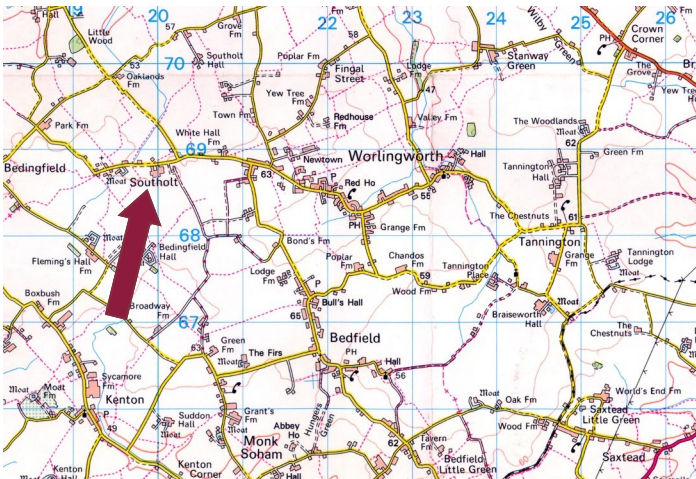
**Council Tax** Band C £1,970.15 payable per annum 2026/2027

**Local Authority** Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

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**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 41 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## Directions

From Framlingham, take the B1119 to Saxtead Green. Turn left onto the A1120 and then turn right, signposted Bedfield. Continue for approximately four miles passing through Bedfield village into Worlingworth. At the T junction in Worlingworth village turn left onto Southolt Road. On entering the village of Southolt, Sycamore Farm will be found on the left. The drive is identified by a Clarke and Simpson 'To Let' board.

For those using the What3Words app:  
/// sour.reckoned.timer



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