

*A well presented three bedroom semi-detached cottage,
located in the village of Erwarton*



RENT

£ 1,150 PCM

Ref: E/401

Address

1 Church Farm Cottages
Erwarton
Ipswich
Suffolk
IP9 1LL



A charming semi detached cottage comprising of a kitchen, living room, ground floor bathroom. To the first floor are three bedrooms. Off road parking with a fully enclosed garden to the rear of the cottage.

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

1 Church Farm Cottages is located in an attractive rural setting in the small village of Erwarton.

The village of Erwarton is situated on the Shotley peninsular and from where there are views towards the River Stour. The County Town of Ipswich is situated 8 miles north west where there are a range of comprehensive facilities including a variety of shops, businesses, public houses and restaurants and a wide range of sport facilities. In addition to this there are schools in both the state and private sector. Manningtree station lies about thirteen miles from the village, both Ipswich and Manningtree stations are on the main Inter City line between Norwich, Ipswich and London's Liverpool Street Station.

The Accommodation

1 Church Farm Cottage is a well-presented red brick semi detached cottage with accommodation arranged over two floors. The property is accessed via the front door into an entrance hallway, leading into the downstairs bathroom and the principal ground floor rooms.

The bathroom is fitted with panelled bath with tiled surround and chrome shower controls and shower head. Pedestal wash hand basin. WC.

The living room features two aspect front facing windows with views over the front of the property and towards the river. The room benefits from brick fireplace with open fire and under window double radiator.

The kitchen is fitted with a range of base and eye level units with roll top work surfaces and tiled splashbacks. Stainless steel sink with mixer tap. There is space and plumbing for washing machine, space for an under-counter fridge. Built in electric oven and ceramic hob. A built in understairs storage cupboard and two fitted pantry's providing additional storage. Dual aspect windows overlooking the side and rear of the property.

Stairs rise to the first floor landing, with doors leading to three bedrooms, all enjoying views over the garden and countryside.

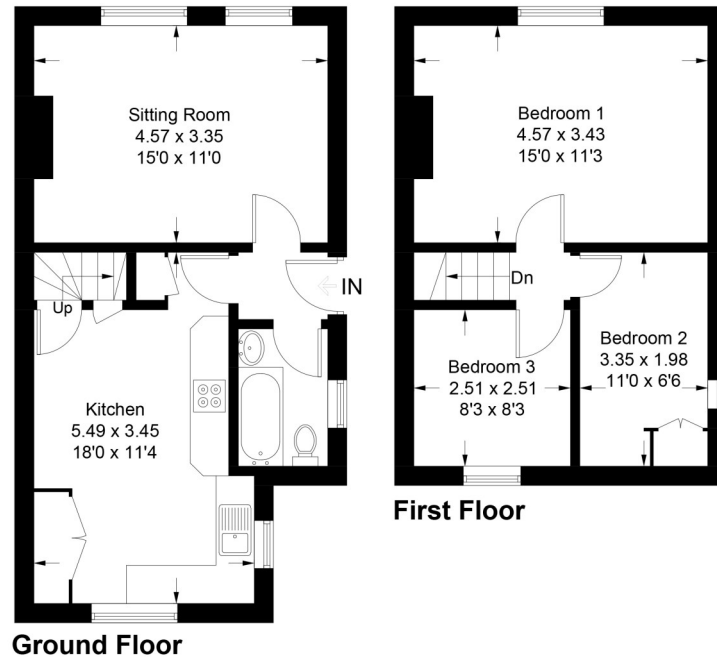
Outside

The front of the property is approached via a paved roadway leading to gravelled off road parking to the side of the property. Small edged garden border to the front of the property with established plants. To the rear is an enclosed garden mainly laid to lawn with mature hedges. A shed for storage.



1 Church Farm Cottages, Erwarton

Approximate Gross Internal Area = 71.0 sq m / 764 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains electricity and water connected. Oil fired central heating. Private drainage connected.

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 B; £1,658.76 payable per annum 2026/2027

Local Authority Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX;
Tel: 0300 123 4000.

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.

August 2026

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Directions

From the A14, take the A137 and then the B1456, continuing through the villages of Woolverstone and Chelmondiston. Turn right signposted Erwarton and at the junction opposite Erwarton Hall turn right again. Continue for approximately a quarter of a mile and 1 Church Farm Cottage will be found on the right hand side shortly after the Church and opposite Church Farmhouse.

For those using the What3Words app:
/////daydreams.exits.daring



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