

2 Sluice Farm Cottages is a recently refurbished three bedroom semi-detached cottage, situated in a rural position on the outskirts of the village of Kirton



RENT

£ 1,150 PCM

Ref: Estates / CC

Address

2 Sluice Farm Cottages
Kirton
Ipswich
Suffolk
IP10 0QF



Kitchen, living room, dining room and ground floor bathroom, together with three bedrooms. Oil central heating. The property is set within a large garden. Garage. Outbuilding for useful storage.

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 Sluice Farm Cottages is situated close to the centre of the village of Kirton. Kirton has a public house and is within easy driving distance to the thriving coastal towns of Felixstowe and Woodbridge, both providing a variety of everyday facilities. There are many country paths and bridleways around Kirton including along the picturesque River Deben, an area of Outstanding Natural Beauty.

The County town of Ipswich is approximately 10 miles to the north west. Ipswich provides a full range of local shopping, commercial, educational and recreational facilities as well as main line rail services running regularly to London's Liverpool Street taking just over the hour. The property is also ideally located for access to the A14. This in turn, links Cambridge and the Midlands as well as London via the A12.

Description

2 Sluice Farm Cottages is a well-presented, recently renovated semi detached cottage arranged over two floors, offering well-balanced accommodation suited to modern family living.

The property is accessed via the front door into an entrance hallway, leading into to the principal ground floor rooms. The living room and dining room are well-proportioned reception rooms and benefiting from a good degree of natural light, with views over the garden.

The kitchen is fitted with a range of base and eye level units, with space for appliances and enjoys a pleasant outlook over the garden. A useful pantry is situated off the kitchen, providing additional storage. Rear hallway gives access to the outside. A ground floor bathroom is also located off the rear entrance hall.

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

Gardens

2 Sluice Farm Cottages is set within a large garden, which is predominantly laid to lawn with mature hedging and fencing to all boundaries. The property offers a garage with parking alongside, together with a useful outbuilding providing useful storage space.

The overall plot provides a good balance of lawn, hedging and fencing, offering a pleasant outdoor space.





Viewing Strictly by appointment with the agent.

Services Mains electricity connected. Oil fired central heating. Private drainage connected. Please note this will incur an annual cost. Private Water connected. Please note this will incur a cost to the tenant of £40 per calendar month to be reviewed annually.

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>

Council Tax Band C; £2,030.28 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.

July 2026

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



Directions

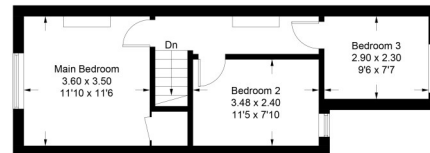
From Ipswich take the A14 towards Felixstowe. Take the exit for Kirton Village. Bare right onto Innocence Lane. At the T-Junction turn left onto Trimley Road. Drive into Kirton and follow Bucklesham Road through the village and then turn right onto Park Lane. At the entrance to Kirton Lodge bear left, continue along the track passing Whitehouse Cottages. 2 Sluice Cottage is found on the right hand side.

For those using the What3Words app:
 ///////////////heartache.reworked.tweezers

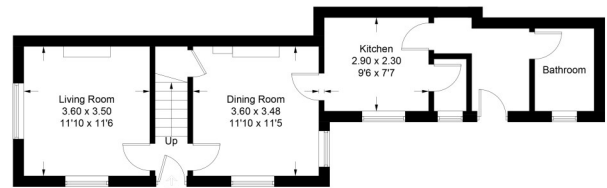


2 Sluice Farm Cottages

Approximate Gross Internal Area = 85.1 sq m / 916 sq ft



First Floor



Ground Floor

Illustration for identification purposes only. Measurements are approximate, not to scale. Fourlabe.co.uk (ID1310626)



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