

*A newly re-furbished and well-presented period cottage in the popular village of Huntingfield, near Halesworth.*

Rent £995 p.c.m  
Ref: R2500

3 Bridge Cottages  
Bridge Street  
Huntingfield  
IP19 0PZ



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

Contact Us



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## Location

3 Bridge Cottages is a well presented, newly re-furbished cottage on the edge of the village of Huntingfield. The village boasts a popular pub which also runs a village shop. The town of Halesworth is just over four miles, and has a good range of shops and services, with a Co-op supermarket, cafes, pubs and restaurants, primary school and well regarded arts centre, The Cut. There is a railway station with connections to London Liverpool Street via Ipswich, and the Heritage Coast, with popular resorts such as Southwold, is just 12 miles away.

## The Accommodation

### Ground Floor

The property is entered via a wooden front door, which leads into the

#### *Sitting Room* 14'3" x 13'6" (4.356m x 4.139m)

A cosy and well-presented room with fireplace with bressummer beam, iron grate and black tiled hearth. Under stairs cupboard housing the electricity meter and fuse board. Wall lights and a Dimplex Quantum night storage heater. A door leads in to

#### *Kitchen* 10'0" x 12'1" (3.066m x 3.701m)

With a range of base and wall units with wood effect worksurface. Inset stainless steel sink with mixer tap over. Freestanding Amica electric oven with extractor hood above. Under-counter fridge, washer-dryer and dishwasher. Dimplex Quantum storage heater. Beamed ceiling, window overlooking rear elevation and door to rear courtyard. An archway leads through to a lobby area and a door to



#### *Cloakroom*

With low-flush WC and wall mounted wash hand basin with mirror above. Beamed ceiling, wall light and window to rear elevation.

From the sitting room, a door opens onto the staircase to the

### First Floor

The staircase leads directly into

#### *Main Bedroom* 14'7" x 12'2" (4.452m x 3.721m)

A spacious double bedroom with window to front elevation. Double door cupboard with hanging rail and shelf which also houses the hot water tank and controls. Dimplex Quantum night storage heater. From the bedroom a door leads to



### *Shower Room*

Newly re-furnished with walk-in glass shower cubicle, low level flush WC and pedestal wash hand basin with light-up mirror above. Wall mounted lights, heated towel rail and extractor fan. Window to rear elevation. A sliding door leads to



### *Study/Occasional Bedroom* 8'2" x 7'11" (2.500m x 2.429m)

Restricted height beamed ceiling and window to rear elevation. Dimplex Quantum night storage heater.

### *Outside*

To the front of the property is a small garden enclosed by a picket fence with gate and path to the front door. To the side of the cottage is a path shared with the neighbouring property that leads to the rear courtyard. The courtyard is bordered by a fence and mature shrubs and trees and has a small lawn and paved area, with a shed for storage.

*Services* Mains electricity, water and sewerage. Modern night storage heaters.

*Council Tax* Band B; £1,763.86 payable 2025/2026

*Local Authority* East Suffolk Council

*Viewings* Strictly by appointment with the Agent.

*Broadband* To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phone* To check the Mobile Phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 2025**





## Directions

Heading out of Halesworth on the B1117, head through the village of Walpole and continue towards Heveningham Hall. After just over a mile, take the turning on the right onto the single-track road towards Huntingfield. On entering the village the property will be found immediately on the left hand side.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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