

A spacious four bedroom detached property with extensive gardens situated in an excellent rural position on the outskirts of Melton

Rent £1,850 p.c.m
Ref: R2052

Holly Cottage
Lodge Farm Lane
Melton
Woodbridge
IP12 1LY



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

Holly Cottage is located on the outskirts of Melton, with it's Primary School, Fish & Chip Shop and shops. The property is within walking distance of Woodbridge and the River Deben.

Woodbridge is best known for its outstanding riverside setting, and lies about eight miles to the north-east of the County Town of Ipswich. It offers a good choice of schooling in both state and private sectors, a wide variety of shops and restaurants, a cinema/theatre, railway station and marina. Woodbridge lies just eight miles to the north east of the County Town of Ipswich, with rail services to London Liverpool Street taking just over the hour.

Ground Floor

Entering through a partially glazed wooden stable door into

Entrance Hallway

A spacious entrance with stairs off to the first floor and useful understairs storage cupboard. Double panel radiator and double doors through to

Sitting Room 22'2 x 11'4 (6.75m x 3.45m) 16'1 (4.90m) into entrance alcove

A superb light and spacious room with part vaulted ceiling and Velux windows. Central (display only) former fireplace with wooden bressummer beam over. Glazed French doors leading out to the garden. Double panel radiator, telephone socket, TV aerial socket and satellite lead in.

Further door off the entrance hallway leads to

Kitchen 13'3 x 18'9 (4.03m x 5.71m)

A spacious room fitted with a good range of base and eye level kitchen units and central island with formica worksurface over inset with a single bowl stainless steel sink. Indesit Range cooker with five ring gas hob and extractor hood above. Space and plumbing for dishwasher. Space for fridge/freezer. Double panel radiator. Glazed door leading out to the garden. Space for table and chairs. Doors lead off to

Utility Room

Fitted with section of Formica worksurface with cupboard below and inset with a single bowl stainless steel sink. Double panel radiator. Door giving access to the front and **airing cupboard** housing the hot water cylinder, boiler and heating controls. Door off to

Cloakroom

Fitted with low flush WC.

Further door off the kitchen leads to

Dining Room 13'2 x 10'3 (4.01m x 3.12m) (max)

A good size room with door giving access to the garden and window. Double panel radiator, telephone socket and TV aerial socket.



Stairs from the entrance hallway lead up to

First Floor

Landing

With doors off to

Master Bedroom 11'4 x 12'8 (3.45m x 3.86m)

Initial entrance fitted with shelving and hanging rails forming a dressing area and with archway leading through to the spacious main bedroom with dual aspect overlooking the gardens. Double panel radiator, telephone socket and TV aerial socket. Door through to

En-Suite Bathroom

Fitted with low flush WC, wash hand basin, freestanding roll top bath and separate shower cubicle. Heated towel rail and extractor fan. Window overlooking the rear garden.

Bedroom Two 10'4 x 9'11 (3.14m x 3.02m)

A double bedroom with window overlooking the rear garden and double panel radiator.

Bedroom Three 13'2 x 11'4 (4.01 x 3.45m)

An excellent size double bedroom with window overlooking the rear garden and double panel radiator.

Bedroom Four 8'8 x 8'8 (2.64m x 2.64m)

Step down into good size single bedroom or study with double panel radiator.

Bathroom

Fitted with low flush WC, pedestal wash basin and freestanding roll top bath. Separate walk in shower cubicle. Double panel radiator and extractor fan.



Outside

The property is situated in a superb rural position on the outskirts of Melton, yet within easy striking distance of the A12 and Woodbridge. Double wooden gates give access to a generous driveway with sufficient parking for a number of cars. There is an excellent size garden surrounding the property which is of split level, mainly laid to grass and edged by mature hedgerows. To the rear of the property there is a more secluded and private area of garden with terrace seating area accessed directly from the kitchen and sitting room. There is a good size wooden shed available for use.

Services Mains electricity, water and drainage connected. Gas fired central heating.

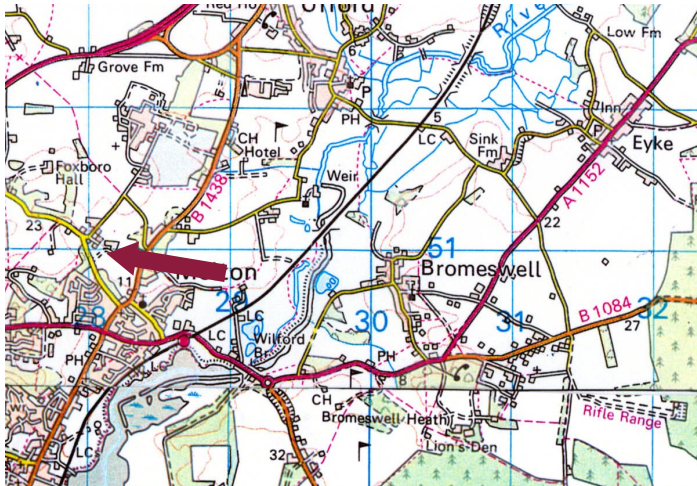
Council Tax Band E, £2,688.53 payable 2025/2026

Local Authority East Suffolk Council.

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>

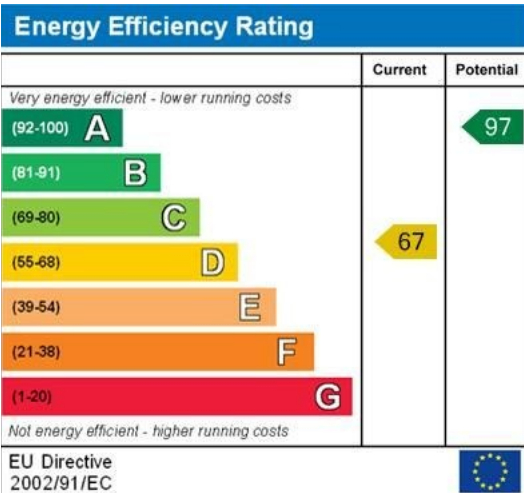
Viewings Strictly by appointment with the Agent.



Directions

Heading south on the A12 past Wickham Market, take the junction that is signposted to Melton and Ufford Park Country House Hotel and Golf Course. Take the next turning on the right and passing Ufford Park on your left continue on Yarmouth Road for approximately 300 yards and turn right into St Audreys Lane. At the junction turn left and Holly Cottage is situated on the left hand side.

When using what3words// booklet.highbrow.mills



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.**

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