

A pretty two/three bedroom semi-detached Grade II Listed period cottage close to the heart of the popular Suffolk village of Peasenhall.

Rent: £950 pcm.
Ref: R2513

Christmas Cottage
Hackney Road
Peasenhall
Suffolk
IP17 2HS



To be let part-furnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending)

Contact Us



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Location

The Cottage is located in the pretty and popular village of Peasenhall, which boasts a well stocked shop, a highly regarded delicatessen (Emmett's), an award winning butchers and a tea shop. The village hall is frequently used for various events, such as photographic competitions and the annual Pea Festival. There is an excellent public house well known for its good food in the neighbouring village of Sibton, which is just over a mile from the property.

The market town of Saxmundham is just 6 miles to the east and benefits from Waitrose and Tesco supermarkets, as well as a selection of independent shops and a railway station with links to Ipswich and on to London's Liverpool Street station. The market town of Framlingham, with its historic medieval castle, is just 7 miles, and the Heritage Coast, with destinations such as Thorpeness, Southwold and Aldeburgh, is approximately 11 miles away. Minsmere RSPB Reserve is 8½ miles away, with Snape Maltings and its world famous concert hall being just 9½ miles. Darsham railway station, which also links to London's Liverpool Street station via Ipswich, is 4 miles.

Description

Christmas Cottage is a pretty Grade II Listed timber framed period cottage with colour washed elevations, under a pantile roof. The cottage is presented in good order and has well laid out accommodation over two floors.

Entering the property from the front door into the sitting room, there is a large red brick inglenook fireplace. From here there is a door to bedroom three. This is currently used as a single bedroom, but could be used as a home office and has a window to the rear and exposed beams. From the sitting room there is also an opening through to the kitchen/breakfast room. This is a well appointed room with a matching range of fitted base units, one and a half bowl ceramic sink unit with mixer tap over, four ring electric Neff hob with electric oven under, space and plumbing for a dishwasher and a built-in larder cupboard. Steps from the kitchen lead down into the utility room which has a door to the side garden and space for appliances. There are also steps to the ground floor bathroom, which is fitted with bath, pedestal basin and WC. Stairs rise from the first floor to the landing/bedroom two. This is a large double bedroom with skylight to the rear. There is a window to front and a built-in cupboard with hanging rail and shelving. A low door gives access to the principal bedroom with skylights to the rear and window to the front, with freestanding rolltop bath with mixer tap over and shower attachment and discrete WC and basin.





Outside, the cottage is approached from the highway via a pathway leading through the gardens to the front door, but also giving access to two useful brick outbuildings with pan tiled roofs with power and lights. There are cottage style gardens to front and side with an area of raised decked terrace which are all enclosed by hedging and a brick wall. There is plenty of unrestricted on street parking and a good sized shed for storage.

Important Note

The garden at the property is a natural 'wild' garden and the landlord will be responsible for the maintenance of this during the tenancy.

Services Mains water, drainage and electricity. Oil fired central heating.

Council Tax Band C; £1,937.58 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

Leaving Framlingham on the Badingham Road, turn right on to the A1120. Keep on this road until reaching the village of Peasenhall. The property will be found on the left hand side. (See for sale board).

For those using the What3Words app: [///audible.hometown.honeybees](https://www.what3words.com/audible.hometown.honeybees)

Christmas Cottage, Peasenhall

Approximate Gross Internal Area = 88 sq m / 949 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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