

3 Wood Farmhouse is a two bedroom end of terrace house enjoying an enviable rural position on the outskirts of village.



RENT

£ 950 PCM

Ref: Estates

Address

3 Wood Farm House
Dennington
Suffolk
IP13 8JJ



Kitchen, sitting room, pantry. Two bedrooms and family bathroom. Extensive garden surrounding the property.

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

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

3 Wood Farm House is a two bedroom end of terrace house situated in a delightful rural position, surrounded by farmland on the outskirts of the village of Dennington. Within 3 miles is Framlingham, which offers a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen as well as Sir Robert Hitcham's Primary School, Thomas Mills High School and also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away.

The market town of Saxmundham is just over 4 miles away and offers supermarkets, as well as cafes, businesses and day-to-day shopping facilities. The railway station provides regular train services to London's Liverpool Street Station via Ipswich. The county town of Ipswich is approximately 20 miles from the property. A range of local and national stores can be found here, along with a railway station with direct trains to London scheduled to take just over the hour. The Suffolk Heritage Coast, with popular destinations such as Aldeburgh, Southwold, Orford and Thorpeness, is within the locality. The world famous Snape Maltings Concert Hall provides entertainment all year round and is just 7 miles away. The city of Norwich is just over 30 miles to the north.

Description

Forming part of the Dennington Hall Estate, the property has recently had new floorings throughout .

Ground Floor

Entering through the front door into

Kitchen

With a range of fitted base and wall kitchen units with an integrated stainless steel sink with mixer tap, and roll top work surface above. An extractor fan is fitted over space for electric cooker. There is space and plumbing for a washing machine. Radiator. Ample space for a large table and chairs. Ceiling strip light and electric sockets. New laid vinyl flooring throughout. Window to rear elevation. Door to pantry with shelving. Fireplace and hearth inset with two door black facia woodburning stove.

Door off leads to Sitting Room.

Sitting Room

With newly fitted carpet, ceiling pendant light, four electric sockets and TV aerial socket. Radiator. Large window to front elevation.

Door off Kitchen leads to hallway with newly fitted carpet, radiator, smoke detector and front entrance door giving access to front of property.

Stairs leading upto:-



First Floor

Landing

With timber beam ceiling, radiator, smoke detector, window to front of property and doors off to:

Bedroom One

Good size room with newly fitted carpet, feature fireplace, ceiling pendant light, radiator, aerial lead in. Large window to front elevation.

Bedroom Two

Good size bedroom with timber beam ceiling, newly fitted carpet, ceiling pendant light and radiator. Window overlooking rear of the property.

Bathroom

Fitted with white low flush WC, pedestal wash hand basin and white plastic bath with electric shower and individual taps. Extractor fan. Ceiling mounted enclosed light fitting. Obscure glazed window. Newly fitted vinyl flooring.

Outside

The property enjoys a rural position. It is surrounded on all sides by arable fields and grassland. Access to the property is via a paved path leading to the wooden gate. Garden is enclosed with panel fencing and mature hedgerows, which is laid predominantly to grass. To the front of the property is predominantly laid to grass and shared with adjoining properties. There are brick outbuildings for useful storage.

Important Note: In addition to the rent, the tenant will pay £10 towards sewerage for the property.

Viewing Strictly by appointment with the agent.

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

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 A; £1,453.13 payable per annum 2025/2026

Local Authority East Suffolk House, Station Road, Melton, Woodbridge, Suffolk. IP12 1RT 0333 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.

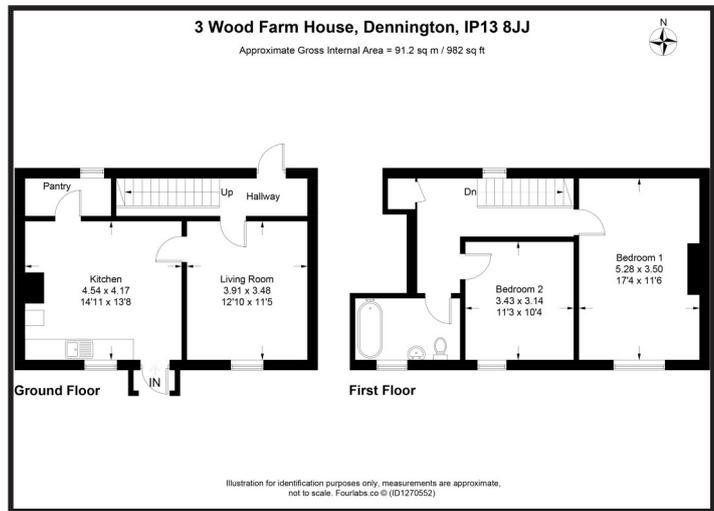
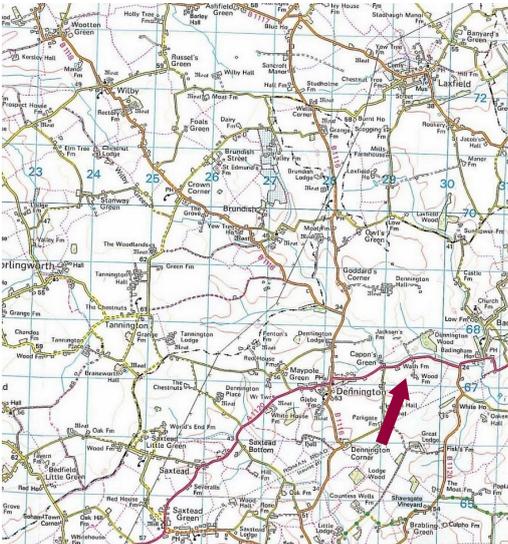
March 2026

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Framlingham take the B1116 towards Dennington. On reaching the village, turn right on the A1120 signposted Yoxford. Continue on this road for approximately two miles and until you see a sign identified as Wood Farm on the right hand side. Proceed up the farm track which leads up to the property.

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