

*A recently renovated spacious three bedroom semi-detached cottage situated in the rural village of Bruisyard.*

Rent £1,350 pcm  
Ref: Dennington Hall

2 Clare Cottages  
Bruisyard  
Saxmundham  
Suffolk  
IP17 2EN



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

Contact Us



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## Location

2 Clare Cottages is a recently renovated semi-detached cottage situated in a delightful rural position, surrounded by farmland on the outskirts of the small rural village of Bruisyard. Situated in the valley of the River Alde. 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.

## The Accommodation

### Ground Floor

Entering through a partially glazed UPVC front door into

*Hallway* 12'8 x 5'9 (3.91m x 1.80m)

Radiator. Thermostat. Ceiling pendant light. Newly fitted carpet. Smoke detector. Stairs to first floor and doors off to

*Living Room* 13'5 x 13'1 (4.12m x 4.00m)

With brick fireplace housing a woodburning stove on a black hearth. Newly fitted carpet. Ceiling pendant light. Four electric sockets and TV aerial socket. Radiator. Window to rear elevation.

*Open plan Kitchen/Diner* 19'4 x 17'2 (5.94m x 5.26m)

With a range of newly 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 the integrated electric cooker and ceramic hob. There is space and plumbing for a dishwasher and space for a undercounter fridge. Breakfast bar unit with cupboards and drawers below. Radiator. Ample space for a large table and chairs. Recessed ceiling spotlights, ceiling pendant light and eight electric sockets. Glazed patio doors leading out to rear garden. Vinyl flooring throughout. Window to front elevation.

*Utility* 10'8 x 7'7 (3.30m x 2.35m)

With a range of newly fitted base and wall kitchen units, with an integrated stainless sink with mixer tap, and roll top work surface over. Space and plumbing for washing machine and space for tumble drier. Oil fired boiler and heating controls. Extractor fan. Radiator. Ceiling pendant light. Three electric sockets. Vinyl flooring. Window to side elevation. Partially glazed UPVC door leading to

*Cloakroom* 5'7 x 3'3 (1.76m x 1.03m)

Fitted with low flush WC and wash hand basin with vinyl flooring. Obscure glazed window to rear elevation. Ceiling pendant light. Extractor fan.





From hallway stairs leading up to

## First Floor

*Landing* 7'0 x 7'3 (2.23m x 2.15m)

Light and airy with newly fitted carpet. Ceiling pendant light. Window to front elevation. Doors off to

*Bedroom One* 12' x 10'5 (3.68m x 3.22m)

A double bedroom with newly fitted carpet. Radiator. Four electric sockets. Ceiling pendant light. Window to rear elevation.

*Bedroom Two* 14' x 11'1 (4.28m x 3.39m)

A spacious double bedroom with newly fitted carpet. Radiator. Four electric sockets. Ceiling pendant light. Window to rear elevation.

*Bedroom Three* 10'1 x 8'0 (3.10m x 2.44m)

A good sized single bedroom with new fitted carpet. Radiator. Three electric sockets. Ceiling pendant light. Window to front elevation. Over stairs built in cupboard.

*Bathroom* 7'3 x 7'0 (2.23m x 2.15m)

With white low flush WC, pedestal wash hand basin with mixer tap over and white plastic bath with individual chrome taps and chrome shower head and controls and glazed shower screen. Vinyl flooring. Recessed ceiling spotlights. Radiator. Extractor fan. Obscure glazed window to side elevation.

*Important Note:* In addition to the rent, the tenant will pay £15 towards sewerage for the property.



## Outside

The property has a large hard standing driveway and parking area to the front of the property with provides ample parking. A large garden surrounds the property to the East and South. The garden is predominantly laid to grass with various mature trees and further mature hedgerows enclosing the garden. The garden provides views of surrounding countryside.

*Services* Mains Water and Electricity connected. Oil fired central heating. Private Sewerage.

*Council Tax* Band B. £1,692.35 payable 2025/26

*Local Authority* East Suffolk Council

*Viewing* Strictly by appointment with the Agent.

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

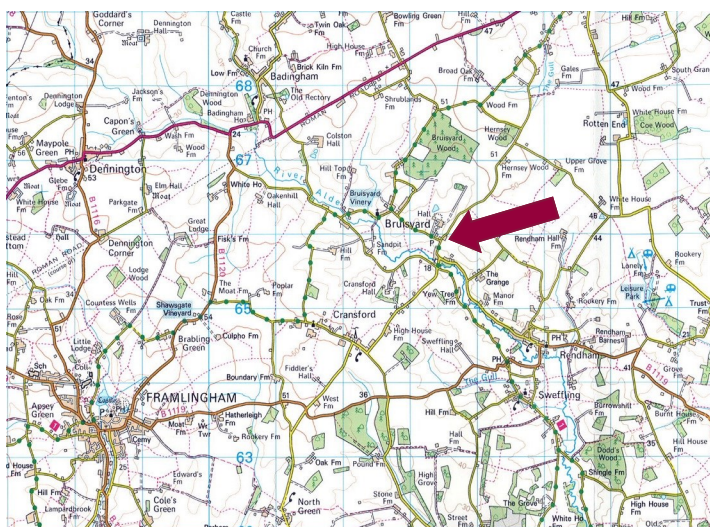
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*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.

**Date: September 2025**



## Directions

From Framlingham, take the B1119 out of the town heading east. Take the second turning left signposted Cransford. At the T-junction turn left onto The Street and pass the junction on your left and the property can be found on the right hand side.

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Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>100 A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	<b>43 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

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