

A charming three bedroom semi-detached cottage, situated in a quiet and secluded location on the outskirts of the village of Harkstead on the Shotley peninsular.

Rent £1,100 pcm
Ref: Estates

1 Needle Corner
Harkstead
Ipswich
Suffolk
IP9 1BY



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

1 Needle Corner is situated in an attractive rural setting on the outskirts of the village of Harkstead.

The village of Harkstead is situated on the sought after Shotley peninsular offering walks and views to the nearby River Stour. Harkstead lies about six miles to the north of the County Town of Ipswich where there is a comprehensive range of facilities including a variety of shops, businesses, public houses and restaurants and a wide range of sport facilities. In addition to this there are schools in both the state and private sector. Manningtree station lies about thirteen miles from the village, both Ipswich and Manningtree stations are on the main Inter City line between Norwich, Ipswich and London's Liverpool Street Station.

The Accommodation

Ground Floor

Entering through a partially glazed rear entrance door into:

Rear Lobby

Single panel radiator. Grey tiled flooring. Boiler control and doors leading off to:

Bathroom

Fitted with white low flush WC. White wash hand basin with individual taps over. White plastic bath with individual taps and chrome shower head and controls with tiled bath recess and glass shower screen. Wall mounted extractor fan. Cream tiled flooring. Single panel radiator. UPVC obscure double glazed window to the rear. Ceiling light fitting with bulb.

Kitchen 12'11 x 9'0 (3.93m x 2.74m)

Fitted with range of cream fascia kitchen base and wall units with wood effect formica work surface over, incorporating a single bowl, single drainer stainless steel sink with mixer tap. Grey tiled flooring. UPVC double glazed window overlooking the rear garden. Integrated electric ceramic hob with stainless steel extractor cooker hood over. Integrated electric single oven. Space for fridge/freezer. Space and plumbing for washing machine. Recessed ceiling spotlights. Stairs to first floor

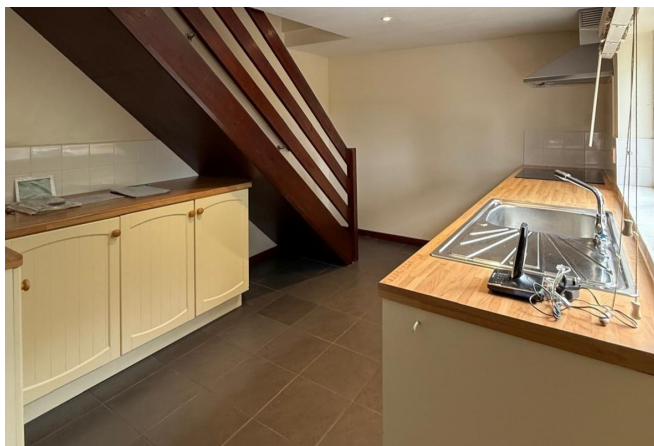
Door off rear lobby through to

Dining Room 12'0 x 9'11(3.65m x 3.02m)

With feature red brick open fireplace and wooden mantel. Double panel radiator and UPVC double glazed window overlooking the front of the property. Carpet flooring. Ceiling pendant fitting. Door through to

Sitting Room 12'11 x 10'11(3.93m x 3.32m)

A light room with two UPVC double glazed windows overlooking the front of the property. Carpet flooring. TV aerial socket. Ceiling pendant fitting. Feature fireplace inset with single door woodburner and wooden mantel over.



From the Kitchen stairs leading up to

First Floor

Landing

With doors off to

Bedroom One 12'10 x 11'0 (3.30m x 3.35m)

A double bedroom with UPVC double glazed window overlooking the front with views over farmland and river beyond. Fitted carpet. Radiator. Built in wardrobe. TV socket. Ceiling pendant light fitting.

Bedroom Two 11'1 x 9'11 (3.63m x 3.02m) (max)

A small double bedroom or good sized single bedroom with UPVC double glazed window with views towards the river. Fitted carpet. Radiator. One double plug socket. Ceiling pendant light fitting.

Bedroom Three 12'1 x 6'0 (max) (3.58m x 3.55m)

A single bedroom with UPVC double glazed window overlooking the rear of the property. Fitted carpet. Radiator. One double plug sockets. Ceiling pendant light fitting. Door to

Airing Cupboard

With boiler controls. Fully lagged hot water cylinder and partially slatted shelf.



Outside

To the front of the property there is a small area of garden laid to grass which extends around to the side of the property. To the rear is a large hard standing parking area with ample space for number of vehicles. Alongside the hard standing is an area of garden laid to grass providing delightful views of the surrounding farmland. All boundaries to the property is wooden picket fencing to include a double entrance gate. There is a wooden shed.

Services Mains Water and Electricity connected. Oil central heating. Private Drainage.

Council Tax Band B. £1,687.99 payable 2025/26

Broadband To check the broadband coverage available in the area click this link – <https://www.openreach.com/fibre-checker/my-products>

Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Local Authority Babergh District Council *Viewing* Strictly by appointment with the Agent.

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: July 2025



Directions

From the A14, take the A137 and then the B1456, continuing through the villages of Woolverstone and Chelmondiston. After the 30 mph sign turn left onto Lings Lane. Follow the road for 1.5 miles. Take the left turn onto Rectory Road continuing onto The Street, follow the road and 1 Needle Corner will be found on the right hand side before the junction signposted "No through road".

For those using the What3Words app:

/////snapper.truth.rebounded

Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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