

*A recently refurbished four
bedroom semi-detached cottage
situated in a superb rural position
in the village of Southolt*

Rent £950 p.c.m
Ref: R2058

Alpine Cottage
The Street
Southolt
Eye
Suffolk
IP23 7QJ



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

Alpine Cottage is situated in a rural setting in central North Suffolk. Everyday facilities are found in nearby Debenham or Eye. The Historic market towns of Framlingham, with its medieval castle is seven miles to the east and Eye is five miles to the north-west. Both offering excellent schooling and further facilities.

Southolt is eighteen miles to the north of Ipswich, and from here there are Inter City trains to London's Liverpool Street station scheduled to take just over the hour. The train can also be caught at Stowmarket which is within fifteen miles. The Heritage Coast is within about twenty two miles with easy access to the popular centres of Southwold, Walberswick, Aldeburgh and Orford.

The Accommodation

Ground Floor

Entering through a partially glazed wooden door into

Entrance Hallway

With stairs off to the first floor, single panel radiator and door through to

WC / Boiler Room

Fitted with low flush WC, pedestal wash basin and double panel radiator. Recently installed Grant oil fired boiler.

Sitting Room 17'2 (max) x 14'2 (5.23m x 4.32m)

South-east and North-west. A light and spacious room with windows to the front and rear, double panel radiators, TV aerial socket and door to under stairs cupboard. An open archway leads through to the

Kitchen / Dining Room 17'1 x 10'3 (5.21 x 3.12m)

North-east and North-west. A light and spacious room, fitted with a good range of base level kitchen units with Formica roll top worksurface over inset with a single bowl, single drainer stainless steel sink. Space and electrics for cooker with extractor hood above. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Double panel radiator. Glazed French doors leading out to the rear garden.



Stairs from the entrance hallway lead up to the

First Floor

Landing

With hatch to attic and doors off to

Bedroom One 17'1 x 10'1 (5.21 x 3.07m)

South-east and North-east. An excellent size double bedroom with window to the front and second window overlooking the adjoining farmland. Double panel radiator.

Bedroom Two 10'11 x 6'8 (3.33m x 2.03m)

South-east. A small double or good size single bedroom with double panel radiator and window to the front.

Bedroom Three 7'7 x 7'5 (2.31m x 2.26m)

North-west. A small single bedroom with radiator and window overlooking the rear garden.

Bathroom

Fitted with low flush WC, pedestal wash basin and plastic panelled bath. Separate walk-in shower cubicle with Triton electric shower. Heated towel rail and extractor fan.

Bedroom Four 14'5 x 4'8 (4.39m x 1.42m)

South-east. A single bedroom or good size study with Velux window. Double panel radiator and double doors giving access to the **airing cupboard** housing the hot water tank and heating/hot water controls.

Outside

The property is situated in a superb rural position and accessed via a shared driveway. The driveway leads to a shingled parking area to the front of the property with ample parking and giving access to the front door. Adjoining the shingle, there is a wooden shed and the oil tank beyond.

A shingle pathway leads around to the side and rear of the property where there is a good size garden with small paved seating area accessed directly from the kitchen. The garden is laid to grass and enclosed by post and wire fencing.



Services Mains electricity and water connected. Oil fired central heating. Private drainage system.

Council Tax Band C. £1,651.72 payable 2022/2023

Local Authority Mid Suffolk 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.

May 2022



Directions

From Framlingham, take the B1119 to Saxtead Green. Turn left onto the A1120 and then turn right, signposted Bedfield. Continue for approximately four miles passing through Bedfield village into Worlingworth. At the T junction in Worlingworth village turn left onto Southolt Road. After approximately 3/4 mile the property will be found on the right as identified by a Clarke and Simpson 'To Let' board.



Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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