

An idyllic detached country cottage which is ideal as a permanent or second home, standing in mature grounds of one third of an acre, within walking distance of the village pub and café in Rendham.

Guide Price
£450,000 Freehold
Ref: P7618/C

The Cottage
Bruisyard Road
Rendham
Suffolk
IP17 2AH



Kitchen, dining room, sitting room, sun room and downstairs bathroom.

Three first floor bedrooms and cloakroom.

External utility room and woodstore, workshop, store and summerhouse.

Mature gardens extending to one third of an acre.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The Cottage is located on a small country lane within the Parish of Rendham and is situated approximately half a mile from the village itself. This has a church and a public house, The White Horse as well as a café, The Juniper Barn. Saxmundham is just 3 miles away and has both Tesco and Waitrose supermarkets, as well as a railway station with connections via Ipswich to London's Liverpool Street Station. The market town of Framlingham, with its historic castle and popular Market Hill, is approximately 5 miles. In addition to this, the property is within convenient proximity to Minsmere Nature Reserve and Snape Maltings, which is home to the internationally renowned Aldeburgh Music Festival. The coastal towns and villages of Aldeburgh, Thorpeness and Southwold are all within close proximity.

Description

The Cottage is a charming detached dwelling of timber and brick construction under a tiled roof. It is ideal as permanent home, as a second home or holiday let. On the ground floor there are three reception rooms, a kitchen and bathroom. On the first floor are two main bedrooms and a third, walk-through bedroom as well as a cloakroom. Externally there is a particularly useful utility room, wood store and summer house. As well as off road parking, there is a mature garden which has views to the south-west over a narrow part of the River Alde towards a meadow. The grounds extend the approximately a third of an acre.

The Accommodation

The Cottage

Ground Floor

A front door opens to the

Hallway

Stairs to the first floor landing and doors off to the sitting room and

Dining Room 12'2 x 9'4 (3.71m x 2.84m)

Inglenook fireplace with beam above housing a glass fronted wood burning stove on a brick hearth. Exposed timbers. Radiator. North-east facing window overlooking the front lane. An open doorway and steps lead down to the



Kitchen 8' x 7'3 (2.44m x 2.21m)

Fitted with high and low level wall units with double electric oven and four ring halogen hob with extractor fan above. Butler sink with taps above. Space for fridge. Tiled flooring. South-west facing double glazed window with fine views over the garden and the adjacent meadow. Radiator.



Sitting Room 14'2 x 12'2 (4.32m x 3.71m)

A dual aspect room with north-east facing window to the front of the property, and south-west facing glazed doors through to the sun room. Fireplace housing a glass fronted wood burning stove flanked on one side by a copper. Exposed timbers. Radiator. An open doorway leads to a



Inner Lobby

Under stairs recess and a door and steps down to the

Bathroom

Comprising bath, WC and hand wash basin with cupboard below. Fitted shelving and further cupboard. Towel radiator. South-west facing window overlooking the rear garden and adjacent meadow.

From the sitting room doors open to the

Sun Room

Floor to ceiling south-west facing windows taking full advantage of views over the garden and meadow beyond. Radiator. Double doors to the rear. Spotlighting.



From the hallway the stairs lead up to the

First Floor

Landing

Hatch to roof space. Exposed timbers. Doors to the cloakroom and two of the bedrooms.

Bedroom One 12'6 x 12'2 (3.81 x 3.71m)

A dual aspect double bedroom with north-east and south-west facing windows enjoying lovely views. Exposed floorboards. Radiator. Built-in airing cupboard with modern hot water cylinder and pressurising tank. Two further cupboards.



Bedroom Two 12'2 x 9'4 (3.71mx 2.84m)

Double bedroom with north-east facing window to the front of the property. Exposed floorboards. Wardrobe with hanging rail. Radiator. A door with steps leads to



Bedroom Three 14'2 x 8'2 (4.32m x 2.49m)

This potentially could be converted to an upstairs bathroom, subject to the normal consents. North-west and south-west facing windows. Exposed floorboards. Radiator. A door opens to the



Cloakroom

WC, handwash basin and extractor fan. Door to the landing.

Outside

The property is approached from the small lane via two five bar gates that lead to parking for at least two vehicles. Adjacent to this is the external utility room. This is of insulated timber framed construction on a brick plinth, under a pantile roof. It measures 11'1 x 8'1. It has high and low level wall units and space and plumbing for a washing machine and tumble drier. Electric heater. Windows to the rear and one side. Spotlighting. Abutting the utility room is a log store.

The main gardens lie to the south-west of the cottage and abutting the sunroom is an area of decking leading down to grass and the brook which is a narrow part of the River Alde. This area takes full advantage of views over the adjacent meadow. The grounds in total extend to approximately a third of an acre and whilst laid to lawn they contain mature trees and are bordered by hedging. Within the garden is a timber built workshop measuring 15'10 x 7'7 with work bench and windows overlooking the garden. In addition is a charming summerhouse that is insulated, has electricity and heating and measures 8'3 x 7'6.

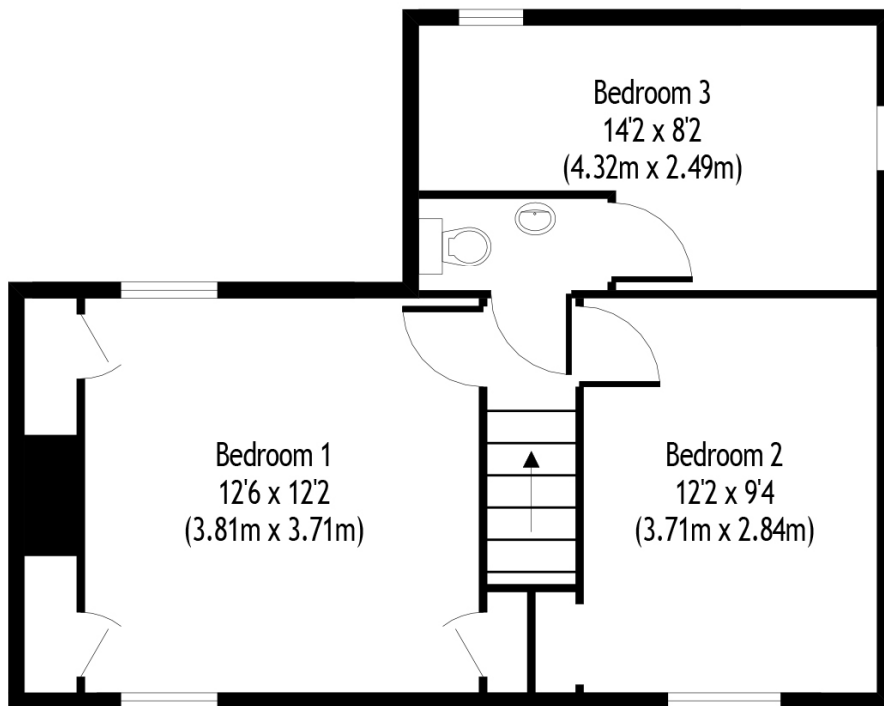




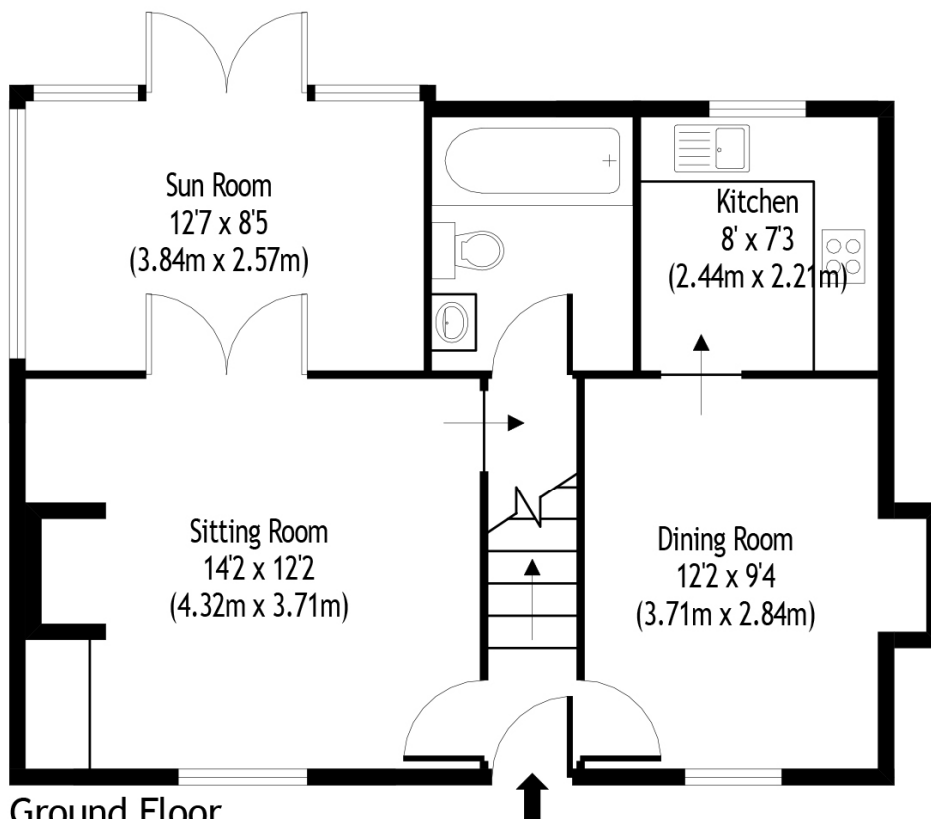




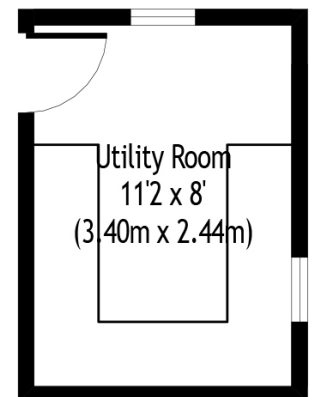
The Cottage, Rendham
Approx. Gross Internal Floor Area - 989 Sq ft / 91 Sq M
Outbuilding - 90 Sq ft / 8 Sq M



First Floor



Ground Floor



For identification purposes only. Not to scale.
Copyright © fullaspect.co.uk 2020
Produced for Clarke and Simpson



Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Septic tank drainage system which the vendors understand weeps into a drainage field rather than the water course. Air source heat pump servicing the 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>

EPC Rating = E (Copy available from the agents upon request).

Council Tax Band D; £2,153.13 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

4. Whilst the property sits next to the River Alde, The Cottage and outbuildings are not known to have ever flooded.

May 2025

Directions

From the A12 heading north, bypass Woodbridge and at Saxmundham turn left towards Rendham. Proceed into the village itself and just after the church turn right next to The White Horse public house onto Bruisyard Road. Follow the road out of the village and the property will be found on the left hand side.

What3Words location: // motor.jeep.magically



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.