



**NP** NICHOLAS  
PERCIVAL

**To Let.** £1,250 PCM

Shire Cottage, Leedes Farm, Hemingstone







A light and airy two-bedroom mid-terrace property with two double bedrooms, family bathroom and generous open plan kitchen/dining and living room.

To Let £1,250 pcm | Available end of June 2025 | Holding Deposit £288

Deposit £1,440 | EPC B87 | Council tax band C ( East Suffolk )

Upon entering Shire Cottage, there are two double bedrooms either side of the hallway together with family bathroom and cloakroom. Beyond this, is a most impressive open plan kitchen/dining/living area with bi-fold doors to the enclosed rear garden. Accessed from the kitchen is the utility room which has shaker style units and space for a washing machine and tumble dryer. The kitchen itself is a grey shaker style with integrated appliances including fridge/freezer, 5 ring induction hob, double oven and dishwasher.

The rear garden is enclosed with fencing and offers a patio and lawn area.

There are two allocated parking spaces and storage shed at the front of the property.

The property has the facility and is ready for an electric car charging point to be installed, as required by the Tenants.

The property has been completed to an exceptionally high standard and every small detail has been considered and finished beautifully. The decoration is warm and neutral with LVT flooring throughout, spotlights and feature lighting in each property.

The property is heated via an air source heat pump, which controls the underfloor heating throughout, towel radiators in every bathroom and the hot water system.

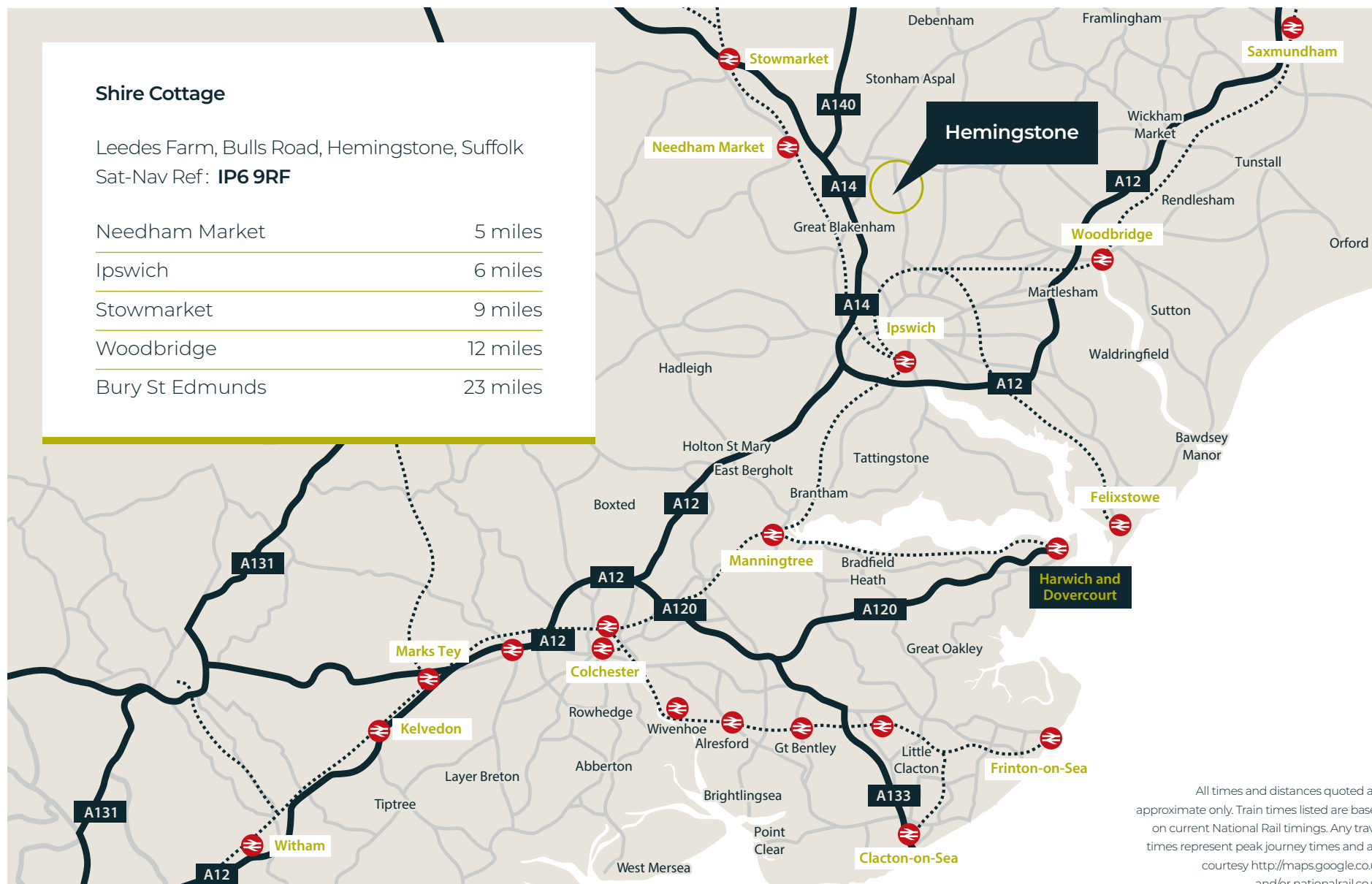
The property has a private sewerage system and Tenants will be required to pay for the annual empty arranged by the managing agent, this is likely to be in the region of £85.

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## Shire Cottage

Leedes Farm, Bulls Road, Hemingstone, Suffolk  
Sat-Nav Ref: **IP6 9RF**

Needham Market	5 miles
Ipswich	6 miles
Stowmarket	9 miles
Woodbridge	12 miles
Bury St Edmunds	23 miles



All times and distances quoted are approximate only. Train times listed are based on current National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or [nationalrail.co.uk](http://nationalrail.co.uk)



**Leedes Farm is located in the quaint village of Hemingstone, just 6.5 miles from Ipswich and with excellent transport links to the A14 providing easy access to both Bury St Edmunds and Cambridge. The barns are within walking distance of the popular Retreat East, a well-known Luxury spa resort offering a bakery, restaurants, spa and country club.**

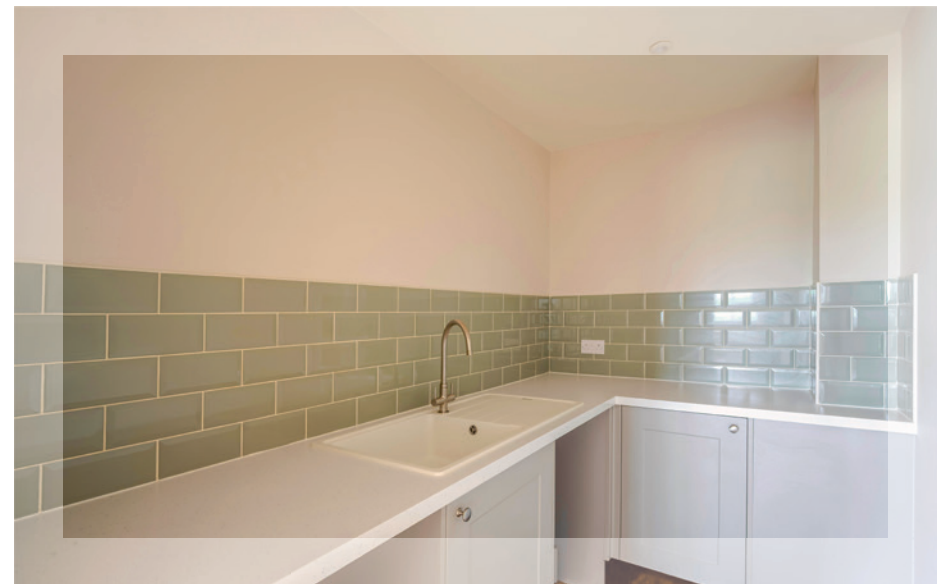
Accessed immediately from the property are miles of beautiful footpaths, taking you through the wildlife haven of Shrublands to the picturesque village of Coddham. The larger village of Claydon is a short drive away and provides a range of amenities including a convenience store, post office, two pubs, a primary and secondary school.

Ipswich is within easy reach at less than 15 minutes by car and has a large shopping complex, leisure facilities and train station with fast trains directly to London.

The market town of Bury St Edmunds is just 23 miles away offering a number of facilities including shopping, leisure, restaurants and the beautiful Abbey Gardens. The city of Cambridge, famous for its university, beautiful architecture and punting on the River Cam, is just an hour away by car.



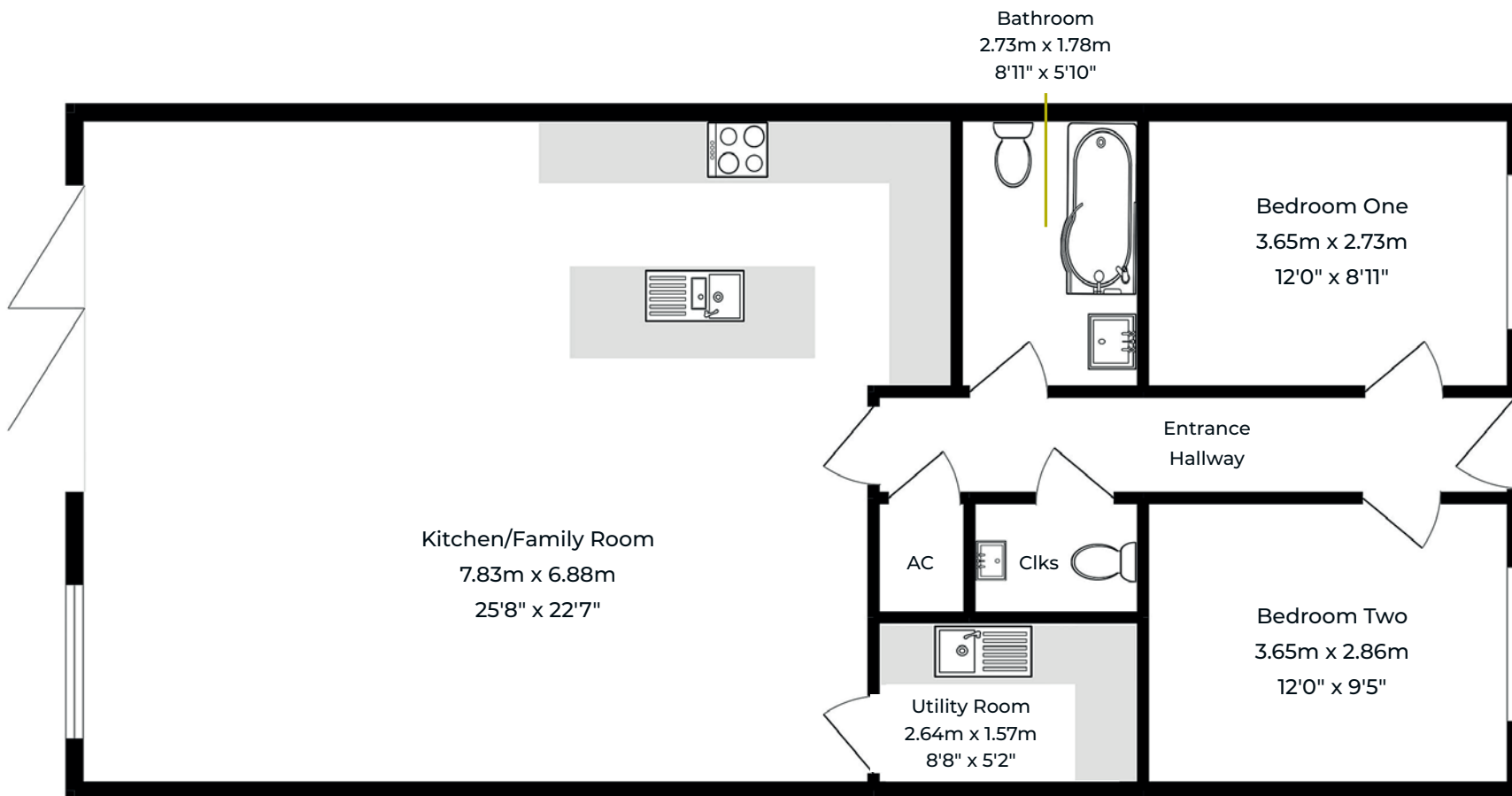










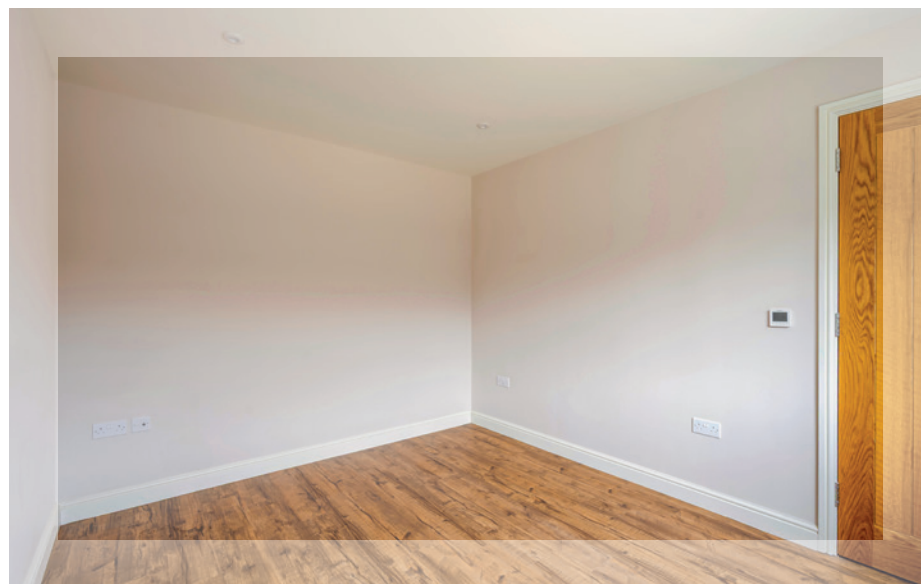


**Ground Floor**

**Total Approximate Floor Area: 1007 SqFt ( 93.6 SqMt )**

Illustration for identification purposes only. Measurements are approximate and not to scale.







Leedes Farm offers the idyllic rural countryside location with the benefit of being perfectly placed in Suffolk to easily travel to nearby towns

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Viewing is strictly by appointment with the Sole Letting Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.