

A superb barn conversion in a convenient yet rural location with large gardens, parking, cart-lodge and garage gardens.

Rent £1,950 pcm
Ref: R2363

Old Hall Barn
Low Lane
Creting St Mary
Needham Market
IP6 8QA



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

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200

And The London Office
40 St James Street
London SW1A 1NS

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

Location

Old Hall Barn is situated in a lovely position along a private drive, adjacent to just two other dwellings and within easy walking distance of the village of Creeting St Mary, with its CEVA Primary School and village church. The nearby town of Needham Market (2 miles) offers a good range of facilities, including local shops, schools, bank, doctors surgery and a railway station. A wider range of recreational and shopping facilities are available in Stowmarket (5 miles) and Ipswich (10 miles) both having mainline train stations with services to London's Liverpool Street station.

Ground Floor

Entrance hall

An oak front door opens into the hallway which has tiled floors. Large fixed windows allowing light into the hallway. Inset ceiling spot lights, together with modern wall lights and radiator.

Doorway leads to

Reception Room 12'2" x 16'4" (3.732m x 4.983m)

A light room with solid back door and French doors opening onto the driveway and rear garden. Tiled flooring, double panel radiator and inset ceiling spot lights.

Inner Hallway

With tiled flooring and door leading into

Master Bedroom 11'3" x 14'4" (3.445m x 4.383m)

A dual aspect room with glazed door leading into the garden. Inset ceiling spot lights, double panel radiator. Door leading into

En-Suite Shower Room

Comprising of a double shower cubicle, large pedestal wash hand basin and low level flush WC. Extractor fan and inset ceiling spotlights.

Bedroom Two 8'9" x 15'1" (2.672m x 4.598m)

A further dual aspect double room with double panel radiator, inset spotlights and beams to the ceiling.

Bedroom Three 7'9" x 11'1" (2.371m x 3.383m)

A further double room with feature beams and spotlights, double panel radiator and window to the front elevation.

Family Bathroom

Comprising of a four piece suite incorporating bath, low flush WC and pedestal wash hand basin with mirror and light above. Walk-in shower cubicle. Tiled floor, heated towel rail and extractor fan.

From the entrance hallway a door leads into



Utility Room

With a range of shaker style base units with roll-top work surface over inset with a stainless steel sink and mixer taps. Integrated washing machine. Honeywell oil boiler and cupboard housing the hot water cylinder. Radiator and extractor fan. Small window.

An oak and glass staircase leads to

First Floor

Open Plan Living/Kitchen Area

Kitchen 15'1" x 9'1" (4.609 x 2.793)

Incorporating a range of low level wall and based units with roll top work surface over inset with a one and a half stainless steel sink with mixer tap. Integrated fridge/freezer and dishwasher. Electric hob with extractor fan over. Double electric oven. Small table with matching stools and butchers block with storage. Large sealed windows to the front elevation.

Running the full length of the first floor are storage eaves with windows allowing natural light. Four double panel radiators.

Sitting Room 27'5" x 15'2" (8.369m x 4.633m)

With a wealth of beams throughout the first floor, oak flooring and wall mounted light and spotlights. Double panel radiator. Door opening onto Juliette balcony. Large sealed windows providing rural views.



Outside

The property is approached by a private driveway which is shared with the neighbouring property. A circular driveway leads to Old Hall Barn where there is parking to the rear. There are mature trees and shrubs together with a small coppice to the left of the property. The property is approached by black iron fencing to the front garden. The front garden has a large vine and is mainly laid to lawn with shrub borders. To the rear of the property is a large lawned area where the oil tank is sited. There is a cart-lodge with garage and shingle parking area.

Important Notes

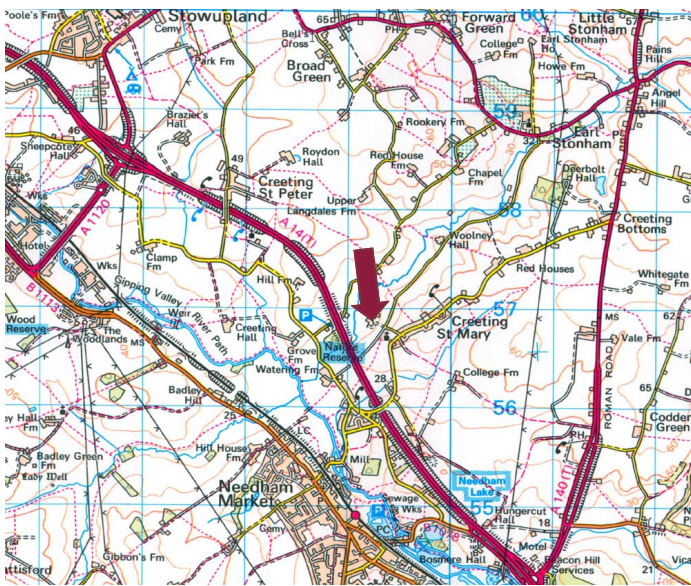
- The rear garden is agricultural land. Therefore the tenant is not permitted to fit any permeant gardening equipment or children play equipment.
- The garage will not be available for use until spring 2024.
- Access will be required through the rear garden a few times a year to make hay in the adjoining field.

Services Mains electricity and water. Private sewerage. Oil fired central heating.

Council Tax Band D. £1,965.15 payable 2023/2024.

Local Authority Mid Suffolk Council.

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 2024.**



Directions

Heading north on the A140, take the turning on the left signposted to Creeping St Mary. Proceed along the road into the main part of the village and when you arrive at the primary school with it on your left, turn right. Proceed along the small lane and down the hill. At the T-junction go straight over onto the drive for All Saints Hall.

For those using the What3words app: /// summer.romantics.headers



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			97
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Need to sell or buy furniture?

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