

*An extremely spacious and recently improved five bedroom detached house enjoying an excellent setting on the outskirts of the popular village of Parham.*

Rent £2,450 pcm  
Ref: R449

Huntsman House  
Parham Hall  
Parham  
Woodbridge  
Suffolk IP13 9AB



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

Huntsman House is a detached light and airy property and enjoys a wonderful rural position on the outskirts of the popular village of Parham. Having been recently improved and updated to include new windows throughout and décor.

Parham lies just two miles to the south of the historic and desirable market town of Framlingham, which offers excellent shopping facilities as well as schools in both the state and private sector. Wickham Market, about three miles to the south, offers further shopping facilities with a railway station at Campsea Ashe providing links through to Ipswich where there are direct trains through to London's Liverpool Street station. The County town of Ipswich lies about seventeen miles to the south.

## Ground Floor

Entering through solid wood entrance door into

### *Entrance Lobby*

With door off to

### *Cloakroom*

North. With wall mounted wash hand basin and door way through to low flush WC. Door from the entrance lobby leads through to the

### *Main Hallway*

A spacious and light open area with part timbered floor and with two radiators and doors off to

### *Boiler Room*

Containing a oil fired boiler and fully lagged hot water tank. Further door from hallway leads to

### *Dining Room* 15'9 x 13'10 (4.8m x 4.22m)

A very large light room with service hatch through to kitchen and a very large window providing excellent views across garden and surrounding countryside. A side door leads to the rear terrace.

### *Sitting Room* 21'9 x 14'5 (6.63m x 4.39m)

A further large light room with attractive central marble surround fireplace and with television point, telephone point and two radiators. The large south facing window gives excellent views over the pond and open countryside beyond.

### *Kitchen/Breakfast Room* 17'9' x 11'6 (5.41m x 3.51m) (including a alcove breakfast area)

This spacious room incorporates a large range of traditional fitted eye level and base level kitchen cupboards, a one and half inset sink and drainer, newly fitted worksurface, electric single oven and hob with extractor hood over. plumbing and space for dishwasher

The breakfast area contains a small table with surrounding integral wooden benches. Beyond the breakfast area there is a further Butler style sink and two large fitted cupboards. This area also provides access to the double garage and rear door. A further archway from the kitchen leads to **Walk-in Pantry** containing a large range of wall mounted shelves. Further doorway from archway leads to **Larder** containing wall mounted shelves with air vent window.

Further door way from main hallway leads to

### *Washroom/Utility* 11'9 x 6'6 (3.58m x 1.98m)

Containing single drainer sink unit, plumbing for washing machine and tumble dryer, large range of fitted cupboards and airing cupboard containing slatted shelves. Door leads to back corridor with doors off to three large hanging cupboards.

Further door leads to

### *Bathroom One*

A newly fitted bathroom suite comprising of a bath, low level flush WC, pedestal wash hand basin, heated towel rail and extractor fan.

### *Cloakroom*

Containing Low flush WC.

### *Master Bedroom* 17'9 x 11'5 (5.41m x 3.48m)

A large light room with high ceiling and containing radiator and large number of fitted hanging cupboards.

### *Bedroom Two* 13'10 x 11' (4.22m x 3.35m)

A further good size bedroom with large range of fitted hanging cupboards, one of which incorporates a pedestal wash basin. The room also contains a radiator and excellent views over the rear garden and countryside beyond.

Stairs lead from the main hallway to the

## **First Floor**

### *Landing/Library Area*

An open area with attractive range of fitted wooden bookshelves, double storage cupboard and night storage heaters. Doors leads to

### *Bedroom Three* 11'9 x 7'9 (3.58m x 2.36m)

Incorporating hanging alcove and views across countryside towards Parham Village.

### *Bedroom Four* 14'7 x 10'4 (4.45m x 3.15m)

With two hanging cupboards and radiator and fantastic views over mature gardens and countryside beyond.

### *Bedroom Five* 12'3 x 10'7 (3.73m x 3.23m)

Incorporating two fitted hanging wardrobes, radiator and with views to the side of the property.

### *Bathroom Two*

Containing low flush WC, panelled bath, radiator, wall mounted hand basin and heated towel rail.

## **Outside**

Huntsman House is situated in a most attractive and secluded setting on the outskirts of the village of Parham. A sweeping driveway leads from a quiet road up to the main driveway which also gives access to the **double garage**. The garage is included within the tenancy and incorporates the oil tank. Adjoining the garage is a coal/wood store and an outside loo. The extensive gardens are laid predominantly to lawn but also contain a range of beds and a large number of mature shrubs and trees.

To the rear of the property is a delightful south facing and elevated paved terrace, which provides views across the rear garden and rolling countryside beyond.

**Important Note:** Monthly Service Charge applied in addition to the rent : £120 pcm.

To include:

- Lawn mowing (weekly/biweekly in growing season)
- Hedges (once in summer and more if needed)
- Rough grass to side and rear of property
- Gutter cleaning
- Roof cleaning
- Driveway spraying and topping up gravel

*Services* Mains water, electricity, private drainage and oil fired central heating

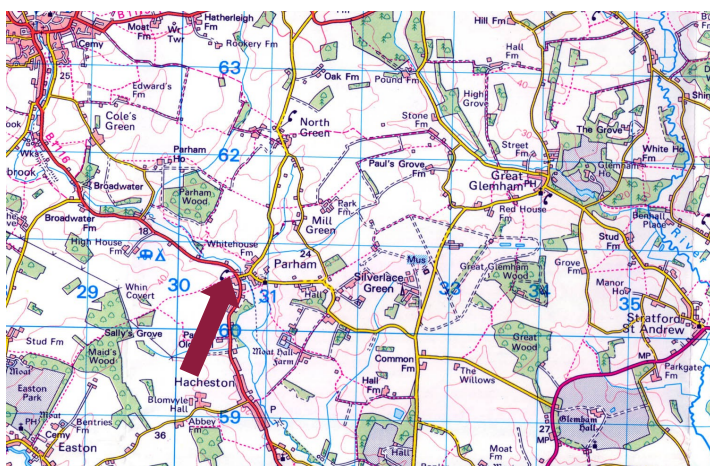
*Council Tax* Band C £1,855.32 payable 2024/2025

*Local Authority* Mid Suffolk District Council

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

*Viewings* Strictly by appointment with the Agent.



## Directions

From the Agent's office in Framlingham proceed in a southerly direction along the B1116. Upon entering the village of Parham, take the first turning left over the bridge into The Street and fork right at the green triangle into Hall Road. Continue along this road up the hill, passing the church and the entrance to Huntsman House is located on the right shortly after Hall Hill Cottage and immediately before Parham Hall.

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EPC to be confirmed



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

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