

A spacious two bedroom loft conversion set in an excellent position, just a short walk from the centre of Framlingham

Rent £750 p.c.m
Ref: R1593

The Hayloft
Cherry Tree Farm
Framlingham
Suffolk
IP13 9RH



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

The Hayloft is situated in a delightful rural, yet convenient position along Brook Lane in Framlingham. The town is best known locally for its fine Medieval Castle and benefits from an excellent variety of shops, a medical centre, public houses and restaurants.

The popular coastal town of Aldeburgh and the Snape Maltings Concert Hall, home to the Aldeburgh Festival, are within easy reach, some twelve miles to the east. The A12, which lies just five miles to the south, provides a direct link to Woodbridge, the county town of Ipswich and beyond to London, Cambridge and the Midlands (via the A14). Direct and branch line rail services run to London's Liverpool Street Station, via Ipswich from Campsea Ash, which is situated just beyond Wickham Market.

The Accommodation

Entering through partially glazed entrance door into

Sitting Room 20'3 (max) x 16'6 (max) (6.17m x 5.02m)

North-east, South-east and North-west. An impressive and light vaulted living space with exposed steel work and large window overlooking the garden. Wood laminate flooring and underfloor heating. Folding doors giving access to fitted storage space. Folding ladder leading up to the useful mezzanine storage area and open archway leading through to

Hallway

With underfloor heating and doors off to

Bedroom One 14'3 (max) x 7'11 (max) (4.34m x 2.41m)

South-east. A good size double bedroom with recessed ceiling mounted spotlights, underfloor heating, Velux window and sliding doors giving access to a fitted wardrobe comprising full width wooden shelf with hanging rail.

Bedroom Two 12'11 (max) x 5'1 (max) (3.93m x 1.54m)

North-west. A versatile room which would make a smaller single bedroom, excellent study or dressing room. Velux window, underfloor heating and sliding doors giving access to fitted wardrobe comprising full width wooden shelf with hanging rail.

Fitted Cupboard

With full width shelf and rail.



A partially glazed door leads through to an Inner Hallway with sliding UPVC doors giving access to the lobby area and external spiral staircase. Further doors off to

Shower Room

Fitted with wash hand basin, WC, chrome heated towel rail, extractor fan and shaver socket. Large walk-in shower cubicle with chrome shower. Corner storage unit housing the hot water tank with shelves over.

Kitchen/Breakfast Room 16'7 x 11'4 (5.05m x 3.45m)

South-east and North-west. A further impressive vaulted room with exposed steel work and wood laminate flooring with underfloor heating. Outlook towards Cherry Tree Farm. Fitted with a good range of base level kitchen units with worksurface and stainless steel splashback incorporating a single drainer stainless steel sink with mixer taps. Four ring induction hob with single oven below. Space and plumbing for washing machine. Space for fridge/freezer. Space for large dining table. Digital thermostat and heating controls.



Outside

The property is accessed via a shared driveway which leads past the property up to a private parking area and garden. The garden is laid mainly to grass and edged by post and rail fencing and hedging. From the parking area a ramp leads up to a pleasant raised deck seating area giving access to the front door. From the lobby to the side of the property a spiral staircase leads down to a covered courtyard with pedestrian access back out on to the drive.

Important Notes:

- The property is not suitable for pets or children and is ideally suited to a professional couple/single person.
- In addition to the rent, the tenant will be required to pay £30 per calendar month as a contribution towards water and sewerage and £15 per calendar month towards broadband charges.
- Gas and electric are shared with the neighbouring property and these will be bill based on actual usage via a sub-meter.

Services Mains water and electricity. Private drainage. Gas fired central/underfloor heating.

Council Tax Band C £1,430.97 payable 2024/2025

Local Authority East Suffolk Council

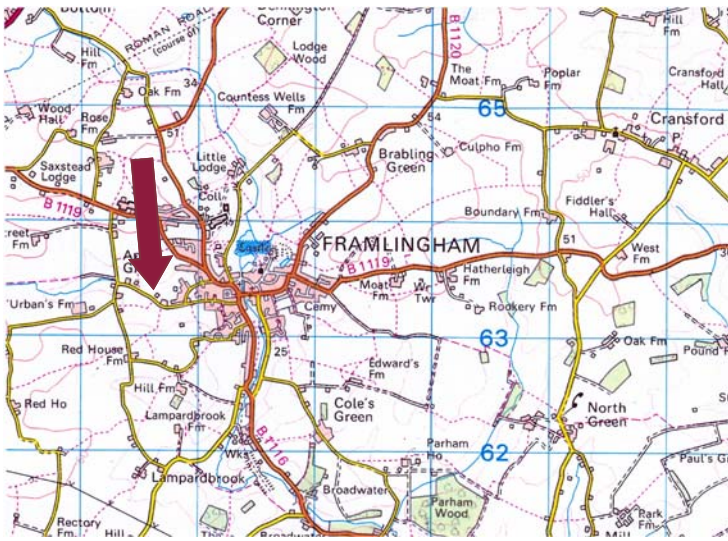
Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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.

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

From the Agent's office turn left and proceed along Station Road (B1116) for approximately 500 yards and take the second turning on the right opposite the Railway Public House, signposted Brook Lane. Proceed down Brook Lane for approximately half a mile and take the right hand turn (after Cherry Tree Farm) signposted Ebenezer Farm and take the middle drive.

For those using What3words app:
 ///drive.driving.mailers



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

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