

A detached and spacious four bedroom property situated in a rural location near Beccles on the outskirts of the village of Brampton

Rent £1,300 p.c.m
Ref: R1744

The Rectory
Molls Lane
Brampton
Suffolk
NR34 8DB



To let unfurnished on an Assured Shorthold Tenancy for a term of six months.

Contact Us



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Location

The Rectory will be found on the outskirts of the charming rural village of Brampton and with rear gardens surrounded by agricultural land. Brampton benefits from a primary school and Stoven Hall Veterinary and Rehabilitation Centre. There is also a 'request stop' railway station on the East Suffolk Line, linking to Ipswich to the south and Beccles to the north.

Brampton is located approximately 5 miles to the north of Halesworth, 6 miles to the south of Beccles and 6 miles north-west of the popular coastal village of Southwold. Halesworth benefits from a good range of services together with a railway station. Beccles, also known as the gateway to the Broads, also offers a good range of independent shops, restaurants, cafes and other services, again including a railway station.

The Accommodation

Ground Floor

Entering through a glazed UPVC front door into the

Entrance Hall

With stairs off to the first floor, parquet flooring, built-in cloak cupboard, radiator and doors to

Cloakroom

With WC, wall mounted wash basin, radiator and fitted coat hooks.

Study 15' x 10' (4.57m x 3.05m)

South & West. A twin aspect room with large window to the front and side garden. Range of fitted shelving, telephone socket and radiator.

Sitting Room 20'7 x 12'4 (6.27m x 3.76m)

South & East. A light and spacious twin aspect reception room with large window on the rear elevation and views of the garden. Fully glazed door providing access to the gardens. Central (display only) fireplace. Parquet flooring, TV socket, radiator and sliding doors opening into the

Dining Room 15'6 x 13' (4.72m x 3.96m)

North & East. A light twin aspect room with windows providing views of the rear garden. Parquet flooring, radiator, door returning to the Entrance Hall and door to

Kitchen/Breakfast Room 17'5 x 10'9 (5.31m x 3.28m)

East & West. Fitted with range of base and eye level kitchen units with wood effect work surface over inset with a one and a half bowl stainless steel sink. Space for electric cooker. Door returning to the Entrance Hall. Shelved pantry cupboard. Oil fired boiler. Radiator. Space for fridge/freezer. Space for breakfast table. Part glazed door through to the



Rear Hall/Utility Room 17'5 x 6' (5.31m x 1.83m)

Doors giving access to the front drive and rear garden and wood/coal store. A basic range of cupboard and drawer units with sink over, fitted shelving and space and plumbing for washing machine. Door to garage.

Stairs from the Entrance Hall lead up to the

First Floor

Landing

With hatch to attic, airing cupboard with hot water tank and doors off to

Bedroom One 15'3 x 9'11 (4.65m x 3.02m)

West. A good size double bedroom with window to the front overlooking the garden. Wall mounted wash basin. Built-in wardrobe cupboard and radiator.

Bedroom Two 15' x 12'6 (4.57m x 3.81m)

South & West. A light, twin aspect double bedroom with windows overlooking the gardens and surrounding farmland. Built-in wardrobe cupboard and radiator.

Bedroom Three 9' x 8'4 (2.74m x 2.54m)

East. A single bedroom with large window overlooking the rear garden, fitted cupboard and radiator.

Bedroom Four 12'2 x 9'9 (3.71m x 2.97m)

East. A double bedroom with large window overlooking the rear garden. Range of fitted shelving, wall mounted basin, fitted cupboard and radiator.

Bathroom

Fitted with panelled bath, wall mounted wash basin, shaver socket and radiator.

Cloakroom

Fitted with WC and radiator.

Outside

The Rectory is set well back from Molls Lane, approached via a driveway that leads to a generous parking and turning area immediately to the front of the property.

Beside the front door and covered porch, steps lead down to the front garden which is mainly laid to grass and interspersed with established trees and bushes, with a former gravelled pathway around the perimeter. Adjoining the house is the integral **single garage**, with up and over door, personnel door and power and light connected. To the rear of the garage are two useful stores. The majority of the gardens are to the rear, and again, these are predominantly laid to grass, but interspersed with a number of mature trees and shrubs.

Important Note: The property benefits from photovoltaic panels on the roof. The landlord will retain the feed in tariff but the tenant will have the benefit of subsidised electricity.

Services Mains water, electricity and drainage connected. Oil fired central heating.

Council Tax Band F £2,965.40 payable 2024/2025.

Local Authority East Suffolk Council.

Viewing Strictly by appointment with the agent.

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>

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. Internal photos taken 2019.

June 2024



Directions

Heading north on the A12, pass the Blythburgh White Hart pub on your right and then take the left hand turn onto the A145 signposted to Beccles. Proceed for approximately 3 miles, taking the left hand turning onto The Street at the right hand bend beside St Peter's Church. Continue along The Street for approximately half a mile, turning right onto Moll's Lane where the property will be found a short way along on the right hand side.

For those using What3words app:
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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