

A newly renovated spacious three bedroom detached farmhouse. Situated in the popular rural village position of Wilby.

Rent £1,750 pcm
Ref: R2417

Rectory Farmhouse
Brundish Road
Wilby
Eye
Suffolk IP21 5LR



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

Rectory Farmhouse is a Grade II Listed Farmhouse which has recently undergone extensive internal and external improvements. Situated within a popular rural village.

Wilby lies 2 miles south-east of the small town of Stradbroke, which offers a primary school, senior school as well as a variety of shops, pubs, medical centre, library and swimming pool. The picturesque village of Laxfield is situated about 3 miles to the east and the historic market town of Framlingham is about 7 miles to the south-east. Framlingham boasts a number of shops and business as well as restaurants and public houses. In addition there are highly regarded schools including Framlingham College and Thomas Mills High School.

Ground Floor

A wooden door leads into

Entrance Hallway

With double panel radiator and dual aspect windows. A door leads off to

Reception Room One 16'7 x 15'9 (5.098 x 4.847)

A dual aspect room with ceiling beams. Fireplace housing a woodburning stove on a grey slate tiled hearth. Two double panel radiators. Half moon wall lights and spotlights to the beams.

Reception Room Two 13'5 x 17' (4.116 x 5.189)

An L-shaped dual aspect room with inglenook fireplace with Bressummer beam over and woodburning stove. Spotlights to the fireplace. Two double panel radiators. An internal door leads through a small walkway into

Kitchen 17'4 x 14'3 (5.311 x 4.370)

With a range of cream shaker style base units with dark wood effect roll top work surfaces inset with a one and a half sink unit with mixer tap over. Cream tiled surround. Space for Range cooker and extractor fan over. Space and plumbing for dishwasher. Space for fridge freezer. A cupboard door opens into a pantry with shelving. Central heating controls. Window to the rear elevation. Inset ceiling spotlights.

Sunroom 13'4 x 10' (4.092 x 3.072)

With dual aspect glazing overlooking the rear garden. Shelving and an internal glazed door leading to

Utility Room

With matching base units and roll top work surface inset with a one and a half stainless steel with sink and mixer tap over. Space and plumbing for washing machine and tumble dryer. Double panel radiator. Half glazed door leading out into the rear garden.

From the kitchen a door leads out into

Lobby area

Where there is a door from the front of the property and the parking area, together with a door to the rear of the property. Meter cupboard. Shelving, batten with hooks and a tiled flooring.

Ground Floor Shower Room

Incorporating a white suite with walk-in shower, vanity sink with double drawer under and low-level flush WC. Heated towel rail, extractor fan and inset light to the ceiling beam.

The lobby area leads into

Playroom 9'1 x 11'1 (2.804 x 3.40)

With dual aspect windows and double panel radiator. A further partially glazed internal door leads to

Study 9'8 x 9'6 (2.989 x 2.950)

With double panel radiator.

From the main entrance hallway stairs lead to

First Floor

Galleried Landing

With inset beams and two windows overlooking the rear garden. Double panel radiator. A Suffolk latch door leads into

Bedroom One 17'2 x 11'2 (5.256 x 3.430) (max)

A double room with beams to walls and ceiling. Double panel radiator. Window to front elevation and door leading into

Ensuite Shower Room

With white suite comprising shower with rainfall shower head and handheld shower. Vanity sink with two drawers below and stainless steel mixer tap. Low level flush WC. Heated towel rail. Spotlights and extractor fan.

Bedroom Two 15'9 x 14' (4.856 x 4.276)

A double room with large dividing centre beam and inset wall beams. Double panel radiator. Window to front elevation and door leading into

Ensuite Shower Room

With white suite with double shower cubicle with sliding doors, rainfall and handheld shower. Vanity sink with mixer tap over and double drawers below. Low level flush WC. Towel rail. Spotlights and extractor fan. Tiled flooring.

From the landing area a staircase leads down into a small landing area leading to

Bedroom Three 15'6 x 9'4 (4.780 x 2.866)

A single room with double panelled radiator. Window to the front elevation and small **cupboard**.

Family Bathroom

A white suite comprising with bath with overhead shower and glass screen, pedestal wash hand basin and low level flush WC. Radiator. Bathroom cabinet with mirror and shelf over. Cupboard with hot water tank and boiler controls.

Outside

The property is approached via a private gravelled driveway with centre circle later lawn, further lawn areas with mature trees and shrubs. The oil tank is located to the right hand side of the house is a **double garage**.

To the side of the property a gate leads through to a mature rear garden with trees and shrubs. There are two patio areas, one with raised brick flowerbeds. To the rear of the garden is a large pond area and rural views extending across the fields to the rear. The oil boiler is also to rear of the property.

Important Note: The farm buildings are not included within the tenancy.

Services Mains electricity and water connected. Private drainage. Oil central heating.

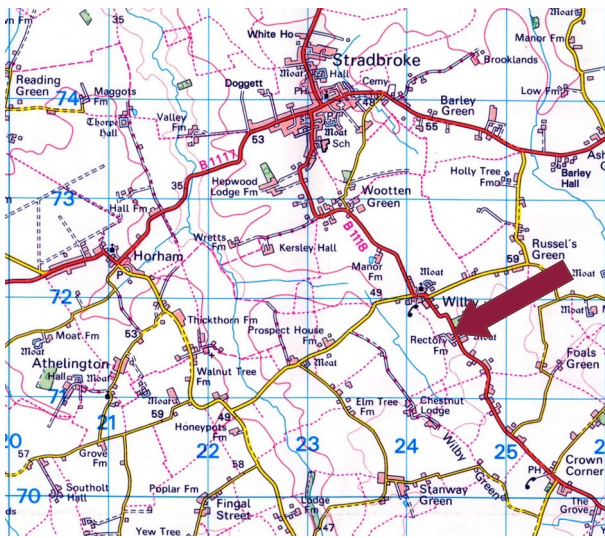
Council Tax Band E. £2,527.30 payable 2024/2025.

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 Framlingham head north on the B1116 to Dennington turn right at the "T" junction and immediate left signposted Stradbroke. After about half a mile turn left onto the B1118 signposted to Brundish. Continue through the village of Brundish and into the village of Wilby. Continue through the centre of the village and after the S-bend Church Close is located on the left hand side.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	43 E	
21-38	F		
1-20	G		

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. **July 2024**