

A well presented three bedroom / two bathroom fully furnished cottage with parking and courtyard garden in a rural location.

Rent £1,100 pcm
Ref: R2347

Shepherds Rest
Colston Hall
Badingham
Suffolk IP13 8LB



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

Contact Us



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Location

Shepherds Rest forms part of Colston Hall Badingham which is a sixteenth-century farmhouse. The accommodation is located in the former granary and milling shed of our sixteenth-century farmhouse, now sympathetically converted and combine traditional character and modern convenience.

Badingham is situated about four miles north of the historic town of Framlingham, well known for its fine Medieval Castle and also providing a good selection of local shops and schooling in both state and private sectors. The village has a popular public house and village hall which is home to a local nursery school.

The County Town of Ipswich is about twenty two miles to the south, with fast Inter City rail services from there to London's Liverpool Street station, taking just over the hour. There are also railway links to Ipswich from Saxmundham and Halesworth each approximately 10 miles distance. The Heritage coast at Aldeburgh is about fifteen miles.

The Accommodation

Ground Floor

Entering through a partially glazed front door into

Entrance Hall

Tiled floor with underfloor heating and wall mounted thermistor controls. Large wooden built-in storage box, coat batten and hooks and window to rear elevation. Spiral staircase to the first floor.

From the hallway a door leads into

Kitchen (3.572m x 2.592m)

With a range of cream base and wall units with lights under. Beige mottle effect roll-top worksurface over inset with stainless steel sink and mixer tap over. Integrated electric oven, electric hob, dishwasher and washing machine. Free standing Siemens under counter freezer and Hotpoint larder fridge. Window to the front elevation and inset ceiling spotlight. Tiled floor with underflooring heating and wall mounted thermistor controls.

Sitting / Dining Room (5.893m x 5.122m)

With tiled floor, underfloor heating and wall mounted thermistor controls. Dual aspect windows to the front and rear of the property. Strip spotlights and down lighter in the dining room together with half moon wall lights. BT and TV points.

From the sitting room a door leads to



Bedroom One (3.308m x 4.002m)

A double ground floor bedroom with windows overlooking the driveway to the front. Tiled floor with underfloor heating and wall mounted thermostat. A door leads to

Ground Floor Bathroom

Comprising a white suite with P-shaped bath with shower over and glass shower screen. Pedestal wash hand basin with mirror and light over and low flush WC. Tiled surround. Obscure glazed window. Extractor fan and underfloor heating with mounted thermistor controls.

A second door from the bathroom leads into the lobby area with staircase leading to the landing with door to



Bedroom Two (3.986 x 2.305)

A twin bedroom with skylight window, TV point and radiator. Restrictive height due to the eaves.

Returning to the main entrance hall, a spiral staircase leads to

First Floor

Landing

With skylight window and small storage cupboard. Door leading into

Bedroom Three (4.189m x 2.659m)

A spacious double bedroom with restrictive height due to beams. Skylight window, radiator and TV point.

First Floor Bathroom

Comprising a white suite with P-shaped bath with overhead shower. Pedestal wash hand basin and low level WC. Radiator and small storage cupboard with hanging rail.

Outside

To the rear of the property is a private paved enclosed garden area with mature shrubs and a sheltered seating area. Parking is to the rear of the property.

Important Note: There is a monthly service charge of £350 to cover all utilities and Council Tax.

Services All services charged monthly in addition to the rent

Council Tax Included within the service charge

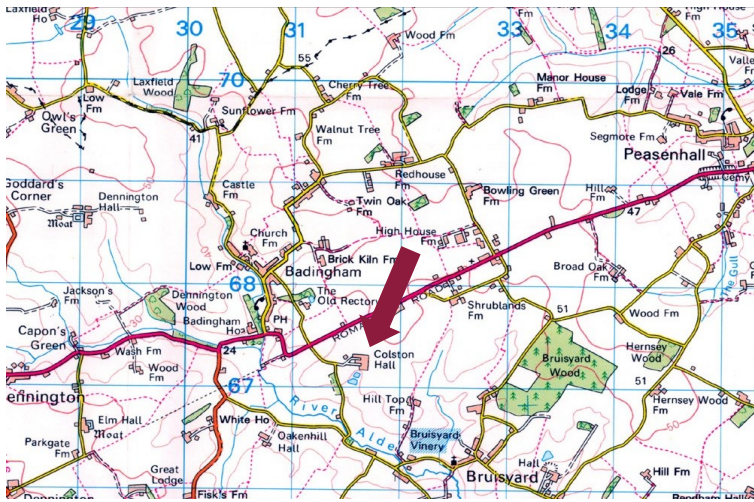
Local Authority East Suffolk Council.

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>

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.

August 2024.



Directions

From Framlingham head North along the B1120 towards Badingham. At the T-Junction (on approaching the A1120) turn right heading towards the village. Following the bend, on the right hand side, before the crossroads, you will see a sign for Colston Hall. Proceed along this road and the entrance to Colston hall will be directly in front. Enter the private driveway and Shepherds Rest will be to your left hand side.

For those using What3words app:
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		100
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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