

A four bedroom farmhouse having been completely renovated in a rural location just over three miles from the market town of Hadleigh.

Rent £2,100 p.c.m
Ref: R2465

Sayers Farm
Hadleigh Road
Semer
Suffolk
IP7 6HX



To let unfurnished on an Assured Shorthold Tenancy for a term of Twelve Months with a view to extending

Contact Us



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Location

Sayers Farm has recently been renovated to a very high standard and positioned within a rural location, in the Parish of Semer and about three and a half miles from the market town of Hadleigh. Hadleigh is a historic town with many timber framed buildings and has a range of shops and services, along with two primary schools and a secondary school and various sports and leisure facilities. Ipswich is just over twelve miles to the east, and has a further range of shops and a main line railway station with regular services to London Liverpool Street.

Ground Floor

Enter the property through a partially glazed front door into the

Entrance Hall

With brick floor and inset beams, batten with coat hooks and double panel radiator. A door leads in to the

Dining Room 13'11" x 15'6" (4.246m x 4.748m)

With two UPVC windows overlooking the front garden, beamed ceiling and original brick fireplace with tiled hearth (not to be used). Recess with double door cupboard, double panel radiator and TV point.



An archway leads in to the

Kitchen 13'1" x 10'0" (3.996m x 3.071m)

With a range of base units with work surface over with inset stainless steel sink with mixer taps over. Single electric oven with electric hob and extractor hood, space for under-counter fridge. Window to side elevation, inset spotlights and double panel radiator. Door leading into the **Boiler Room**, with brick floor and fully glazed door leading to the rear yard. This houses the oil fired boiler and a cupboard housing the hot water tank.



Storage/Pantry 7'2" x 4'10" (2.198m x 1.490m)

A small room set just off the kitchen and benefits from a opening window and electrical sockets.

The kitchen opens into the

Breakfast Room/Family Area 13'5" x 10'4" (4.109m x 3.172m)

With obscure glazed internal windows to the boot room and sitting room, inset spotlights and double panel radiator.

A door leads into a small hall, giving access to the

Utility Room 6'11" x 6'10" (2.131m x 2.093m)

With a range of base and wall units with work surface over and inset stainless steel sink with mixer tap over. Space and plumbing for washing machine and tumble dryer, extractor fan, spotlights and panel radiator.



Cloakroom

With low flush WC and vanity basin. Heated towel rail, obscured glazed window and spotlight.

From the kitchen, a door leads to the

Sitting Room 13'11" x 16'8" (4.260m x 5.105m)

With centre ceiling beam, ornate fireplace (not to be used) and built-in wooden bookcase. Two windows to the front elevation, double panel radiator and TV point. A door leads to a storage area with brick flooring, shelving, coat hooks and a window to the front elevation.



From the breakfast room, stairs lead to the

First Floor

Landing

A spacious area with an open beamed wall and storage cupboard. Doors lead to

Family Bathroom

With Low flush WC, double vanity sink with built-in cupboard and drawers, bath with mixer taps over and double walk-in shower cubicle. Extractor fan. Heated towel rail and double glazed obscured window to rear elevation.



Bedroom One 4.652m x 3.315m

Window to front elevation overlooking front garden, inset wall beams and high level storage cupboard. Double panel radiator and TV and telephone points.

Bedroom Two 11'9" x 10'9" (3.586m x 3.287m)

Window to front elevation and large walk-in wardrobe with hanging space and shelf. Inset beams and double panel radiator.



Bedroom Three 13'7" x 14'7" (4.165m x 4.468m)

With double glazed window to front elevation, inset beams, spotlights, double panel radiator and TV and telephone points.

Bedroom Four 10'5" x 13'6" (3.188m x 4.132m)

With window to side elevation overlooking the road, double panel radiator and TV and telephone points.

Shower Room

With low flush WC, fully glazed glass shower cubicle and vanity sink with mixer tap and cupboard under. Obscure glazed window to rear, heated towel rail and extractor fan.



Outside

The property is approached through a five bar gate which leads to a gravel driveway and the parking area. A partial brick wall divides the driveway from the front garden, with a leading through to the front garden which has a range of mature hedges and shrubs and a side access path to the rear yard.

In the yard is a storage shed/garage which will be included with the property. The yard will be used by the owners for access to the large garage for the farm shop, but there is a gate that can be closed for safety.

In addition to the garden is a fully fenced paddock of **0.12 ha** with mature trees and a water supply, which can be offered as an addition to the property at a rent of **£125 per month**.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Services Mains water, private sewerage system, mains electricity. Oil fired central heating.

Viewings 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>

Council Tax Band D ; £2,087.26 payable 2024/2025

Local Authority Babergh District Council

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.

February 2025

Directions

At the roundabout, take the 1st exit onto College Road/B1116. Turning left onto Mount Pleasant/B1119, Turn left onto Mill Hill/A1120. Turn left onto Angel Hill/A140. At Beacon Hill Interchange. Take the 1st exit onto the A14 slip road to Ipswich/Felixstowe/Harwich. Take the slip road onto A14, At junction 54, exit towards Sproughton. At the roundabout take the 3rd exit onto Sproughton Road, Sproughton Road turns slightly left and becomes Lower Street. Turn left onto High Street/B1113. At the roundabout, take the 3rd exit onto A1071. Turn right onto Stone Street A1141. Turn left to stay on A1141 and the destination will be on the left.

What3Words location: /// papers.afterglow.torch



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