

*A Grade II Listed semi-detached
three bedroom house within a
rural setting and close to the
popular town of Halesworth.*

Rent: £1,000 pcm
Ref: R2471

White House Farm North
Walpole Road
Halesworth
Suffolk
IP19 0PH



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

White House Farm North is situated within the parish of Halesworth adjacent to the boundary of the village of Cookley. The property stands in a pleasant, rural location adjacent to a farmstead. Halesworth itself is just over a mile and offers a full range of local shopping and commercial facilities as well as schooling and a railway station. The Suffolk Heritage Coast with popular towns and villages such as Southwold, Walberswick and Dunwich is about ten miles to the east.

The Accommodation

A front door opens to the

Kitchen/Dining Room 15' 10 x 11' 9 (4.83m x 3.58m)

Fitted with a range of high and low level wall units with roll edge work surface and one and a half bowl stainless steel sink with taps above. Laminate flooring. Hatch to roof space. Space for electric oven with extractor fan above. Radiator. South-west facing window. Doors lead to the exterior, the sitting room and to an inner lobby where further doors lead to the ground floor bedroom and bathroom.

Sitting Room 14' 4 x 9' 7 (4.37m x 2.92m)

Dual aspect room with north-west and north-east facing windows with secondary glazing overlooking the grounds. Fireplace with timber surround. Radiator. A door opens to stairs that lead to the first floor landing

Ground Floor Bedroom One 13' 6 x 10' 4 (4.11m x 3.15m)

A bedroom or further reception room with north-east facing windows and radiator.

Bathroom

Comprising bath with shower attachment and glazed screen. WC and hand wash basin. Radiator. South-west facing window.



Landing

Door to first floor bedroom two and stairs to the second floor.

Bedroom two 14' 2 x 9' 7 (4.32m x 2.92m)

A double bedroom with north-west facing window with secondary glazing with views over the grounds. Radiator. Wall light points. Door to built-in cupboard that previously linked the two houses together.

Second Floor Bedroom Three 15' 6 x 12' 3 (4.72m x 3.73m)

A double bedroom with vaulted ceiling and exposed timbers. North-east facing window. Radiator.



Outside

The property is approached via a private driveway into an open plan garden area which is laid to lawn with a dividing hedge showing the boundary for each property. The garden has a boundary which is enclosed by mature trees and shrubs. To the rear of the property there is a brick storage area where the boiler and electricity meter are located.

NB: In addition to the property, there is 3.22 acres. of grazing land available, together with a detached barn for stabling and storage at an additional monthly rent of £400 per calendar month.



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

Council Tax Band B; £1,651.73 payable per annum 2024/2025

Local Authority East Suffolk District Council

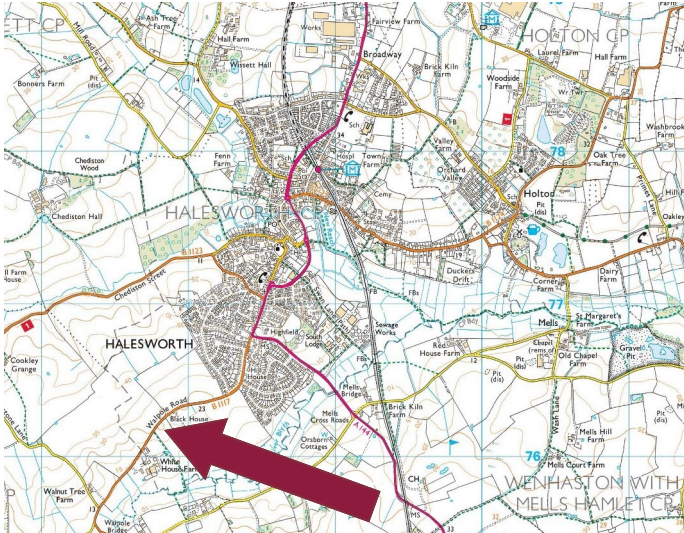
Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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.

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.

March 2025



Directions

Proceed out of Halesworth in a southerly direction on the B1117. Having left the town, White House Farm will be found less than half a mile on the left hand side, as indicated by the Clarke & Simpson board.

What3Words location: [///lawns.somebody.denser](https://www.what3words.com/#!/lawns.somebody.denser)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 94 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 40 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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