

A spacious well presented three bedroom barn conversion in a rural location with large gardens and driveway parking.

Rent £1,350 p.c.m
Ref: R2506

The Kellyard
Frostenden Corner
Frostenden
Suffolk
NR34 7JA



To let unfurnished on an Assured Shorthold Tenancy for a term of six months initially with a view to extending.

Contact Us



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Location

The property is situated in a rural location at Frostenden Corner, a small hamlet about 3.5 miles north west of Southwold on the Suffolk Heritage Coast. Shops and local services can be found at the nearby village of Wrentham, with further facilities at Southwold along with all the attractions of this well regarded seaside resort.

The larger town of Halesworth is just under 9 miles, and boasts a range of shops and facilities, along with a railway station with connecting services via Ipswich to London Liverpool Street. The county town of Ipswich is approximately 35 miles to the south, and the historic city of Norwich is just 30 miles to the north west.

The Accommodation

Ground Floor

The property is entered via double wooden doors flanked by full length windows, leading in to the

Entrance Hall

With coat hanging area, double panel radiator, inset spotlights and telephone point. Doors open to

Kitchen 20'0" x 9'3" (6.11m x 2.82m)

A recently modernised kitchen with a range of base and wall units and wood effect roll top work surface. Inset ceramic one-and-a-half bowl sink with stainless steel mixer taps over and wood panelled splashback throughout. Rangemaster oven and Rangemaster extractor hood with tiled splashback (to be fitted). Integrated Hotpoint dishwasher and space for fridge/freezer. Double panel radiator, inset spotlights and an additional extractor fan. Dual aspect windows.



Utility Room 16'7" x 13'4" (5.08m x 4.07m)

A large room with a range of wooden base and wall units with roll top work surface with wooden trim. Butler sink with mixer tap over and space for washing machine and tumble dryer. Sunderland shower cubicle with glass door, tiled surround and Triton electric shower with extractor fan above. Valiant LPG gas boiler. Strip lights, double panel radiator and shelving with coat hooks. A door leads out to the driveway.



From the utility room, door opens to the

Cloakroom

With WC and wall mounted wash basin with splashback. Extractor fan and single panel radiator.

Returning to the hallway, a further door leads to the

Sitting Room 19'3" x 15'8" (5.884m x 4.789m)

A spacious room with dual aspect windows. Open fireplace and recess with built-in shelving and storage. Two radiators. A glazed door leads to



Dining Room/Snug 17'8" x 10'7" (5.40m x 3.25m)

With full height windows and door to rear garden. Range of built-in high and low level storage cupboards. Double panel radiator.



From the hallway, an open tread staircase leads to the

First Floor

Landing

With window to side elevation and doors off to

Bedroom One 12'11" x 15'9" (3.95m x 4.81m)

With window overlooking rear garden and views beyond and skylight with blackout blind. Standalone pedestal wash basin with tiled splashback, mirror and shaver light. Panel radiator and telephone point.



Family Bathroom

With suite comprising panel bath with mixer taps, telephone shower head and tiled surround, WC and pedestal wash hand basin with tiled splashback, mirror over and shaver socket. Skylight window, radiator and extractor fan.



Bedroom Two 10'0" x 9'8" (3.07m x 2.96m)

Small double bedroom with skylight with blackout blind. Radiator.

Bedroom Three 9'4" x 9'3" (2.86m x 2.82m)

A large single bedroom with skylight with blackout blind. Radiator.



Outside

The property is approached over a large gravel driveway which leads to the rear of the property. The garden to the rear is laid to lawn with a greenhouse and wood store and a large pond which be filled in. The rear garden is enclosed by wire and post fencing and mature trees and shrubs.

To the front of the property is an area of garden with an enclosed vegetable patch. The LPG tank and the septic tank are sited here.

The property is surrounded by woodland and fields. Although there is no automatic right to access, it is possible that, with due consideration to livestock, permission could be granted to walk in the woodland.





Services Mains electricity, LPG gas, mains water and private drainage.

Council Tax Band E; £2,502.68 payable 2024/2025

Local Authority East Suffolk Council

Viewings Strictly by appointment with the Agent.

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<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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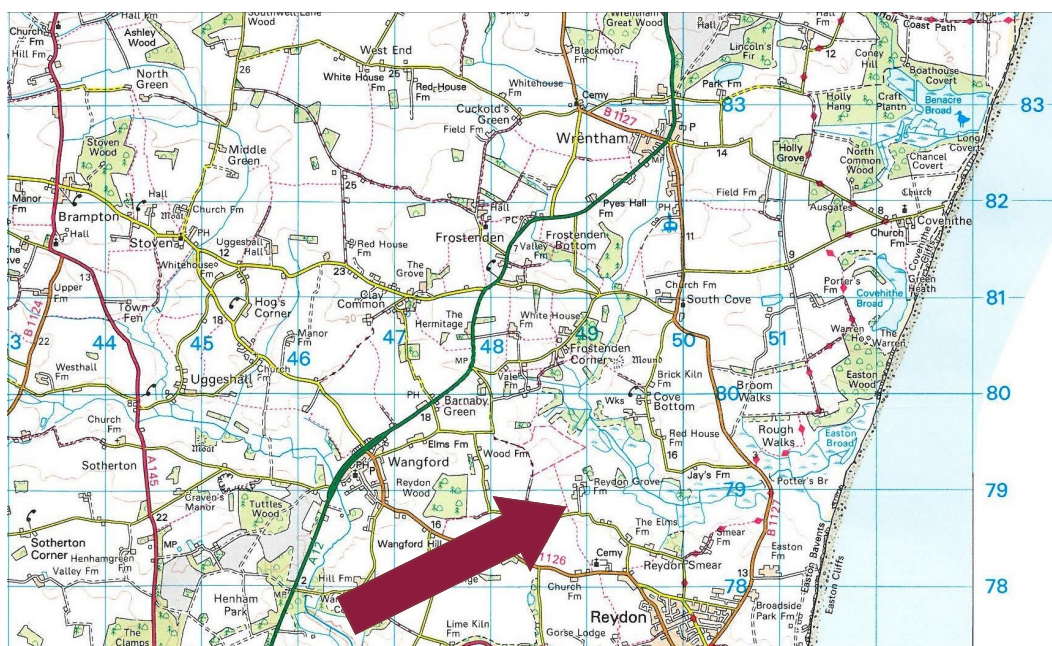
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March 2025

Directions

Head north along the A12 passing through the villages of Blythburgh. On entering the village of Frostenden take the sharp right turning to South Cove. Continue along the lane taking the next right hand turn where the property will be immediately in front and identified by a Clarke and Simpson 'To Let' board.

What3Words location: /// just.umbrellas.alienated



Score	Energy rating	Current	Potential
82+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	42 E	
21-38	F		
1-20	G		

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