

A delightful three bedroom semi-detached cottage situated in the beautiful rural village of Hemley, which was fully renovated in 2023.

Rent £1,450 pcm
Ref: Kirton Estate

2 Church Farm
Cottages
Hemley
Woodbridge
Suffolk
IP12 4QD



To let unfurnished on an Assured Shorthold Tenancy for a term of twenty four months with a view to extending.
Rent reviewable at 12 months.

Contact Us



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Location

2 Church Farm Cottages enjoys an exceptional position close to Waldringfield within the small hamlet of Hemley. Hemley is on the banks of the River Deben, and is an ideal place for sailing, walking and bird watching.

The surrounding villages of Waldringfield and Newbourne are traditional Suffolk villages located in the heart of Suffolk's area of outstanding natural beauty.

The popular town of Woodbridge lies just under six miles north of Hemley and is best known for its outstanding riverside setting. Woodbridge offers a good choice of schooling in both state and private sectors, a wide variety of shops and restaurants, a cinema/theatre, railway station, superb heathland golf course and a marina.

Central Ipswich is approximately ten miles from the cottage, with rail services to London Liverpool Street taking just over one hour.

The Accommodation

Ground Floor

Study/Sitting Room 14'4 x 10'1 (4.36m x 3.07m)

Light spacious room at the front of the property. A large triple window overlooks the front of the property and a further window overlooks the large garden. Feature fireplace. LVT wood effect parquet flooring. Six spotlights, eight sockets and TV aerial socket. Radiator.

Open plan Kitchen/Family Room 20'3 x 17'6 (6.17m x 5.33m)

This is a lovely large light and airy room with two windows and French doors leading to the patio outside. A range of newly fitted white fascia kitchen units, with an integrated double stainless steel sink with mixer tap. The back wall is tiled between wall mounted units and the kitchen worksurface. The floor is tiled throughout. An extractor fan is fitted over the space for an electric cooker and there is space and plumbing for a washing machine and space for a tumble drier. Two radiators. Ample space for a large sofa and chairs, alongside a kitchen table and chairs. Numerous downlights and double electric sockets and wall mounted TV aerial socket and additional socket fitted within the chimney breast.

Rear Lobby 4'1 x 2'9 (1.24m x 0.83m)

Boiler Room 5'1 x 3'2 (1.54m x 0.96m)

This houses a new Worcester oil fired boiler with space for coats and vacuum.

Hallway 7'2 x 6'8 (2.18m x 2.03m)

Fuse box. Ceiling recess spotlights and storage space under the staircase.

Bathroom 8'4 x 6'4 (2.54m x 1.93m)

With white low flush WC, pedestal wash hand basin with individual taps over and white enamel bath. Fully tiled shower cubicle with chrome shower head and controls. Newly tiled floor. Tiles acting as splashback behind hand basin and bath recess. Four recessed ceiling spotlights, chrome heated towel rail and a radiator.



From hallway stairs leading up to

First Floor

Landing 5'3 x 2'9 (1.60m x 0.83m)

Light and airy with access to bedrooms. Loft hatch. Ceiling pendant light. Useful shelving storage up the stairs.

Bedroom One 14'7 x 10'1 (4.44m x 3.07m)

A double bedroom with a window overlooking the front garden and a further window overlooking the side garden and field beyond. Decorative ornamental fireplace. Fitted carpet. Radiator. Eight plug sockets and six recessed ceiling spotlights.

Bedroom Two 15' x 9'6 (4.57m x 2.89m)

A double bedroom with window overlooking the side garden and field beyond. A further window overlooking the rear of property and neighbouring garden. Fitted carpet. Radiator. Ten sockets and five recessed ceiling spot lights.

Bedroom Three 10'6 x 9'7 (3.20m x 2.92m)

A good sized single bedroom with a window overlooking the rear of the property. Fitted carpet. Radiator. Six plug sockets and four recessed ceiling spot lights.



Outside

Access to the front of the property is along a paved path. Further access to the cottage can be reached through the French doors to the side or a door at the back of the cottage. The garden is predominantly laid to grass and is fully enclosed with well defined fencing. There is an area for a potential vegetable garden. Ample parking is available at the rear of the property, this is accessed via a private track to the side of the property leading to the rear parking area.

Services Mains Water and Electricity connected. Oil fired central heating. Private Sewerage.

Council Tax Band B. £1,657.53 payable 2025/26

Local Authority East Suffolk Council

Viewing 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>

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.

Date: April 2025



Directions

From the Agent's office, head south along the B1116 passing through Parham and Hacheston. At the Wickham Market roundabout, take the second exit before turning right onto the A12. Follow for five miles and at the Foxhall roundabout, take the first exit, signposted Waldringfield. Take the second right and follow the road to Newbourne. At the T-junction, turn left, passing the Fox Public House on your left hand side. After half a mile, turn right onto Mill Road, towards Hemley. Continue for one mile, the property will be found on the right hand side, SAT NAV IP12 4QD. Please turn up the farm track alongside the cottage with a barn on your left and follow the track around to the rear parking area, access to the cottage via the paved pathway through the garden.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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