

*A spacious three bedroom  
semi-detached property situated in  
an elevated rural position on the  
outskirts of Elmsett*

Rent £1,150 p.c.m

Ref: R2118

1 Elmsett Hall Cottages  
Offton Road  
Elmsett  
Nr Ipswich  
Suffolk IP7 6PH



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

Contact Us



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## Location

1 Elmsett Hall Cottages enjoys a delightful elevated rural position on the outskirts of Elmsett and enjoys views over adjoining rolling countryside.

Elmsett benefits from a village community shop, public house and primary school and is located three miles from the market town of Hadleigh. Hadleigh can be found on the Essex/Suffolk border just ten miles from Ipswich, fifteen miles from Colchester and approximately seventy miles from London. There are excellent nearby transport links to the A12 and A14, together with access to main line rail stations in Ipswich, Manningtree and Colchester, Hadleigh and its surrounding villages has become a desirable residential location for both local families and London commuters.

## Ground Floor

Entering through a partially glazed UPVC entrance door into

### *Reception Hallway*

With stairs leading to first floor, single panel radiator, wall mounted fuse board and electric meter, under stairs storage area, window and plumbing for washing machine.

### *Cloakroom*

With low flush WC and single panel radiator.

### *Kitchen* 9'11 x 6'4 (3.02m x 1.93m)

Newly fitted with a range of wall and base units. Wood effect roll top work surface with a one and a half stainless steel sink with mixer tap and drinking tap over. Tiled splashback surround. Integrated dishwasher. Integrated electric oven, hob and extractor fan. Strip spotlights. Tiled floor. Recess for undercounter fridge with shelving over and window. Window overlooking the front garden. A shelved cupboard for storage. A door leads into a storage/utility area.

Further doors from the hallway lead to the

### *Sitting Room* 13'11 x 12'3 (4.24m x 3.73m)

A good size double aspect room with south facing views over the adjoining paddock and farmland beyond. Double panel radiator, TV aerial socket, integral cupboard and shelving unit and door leading to the garden.

### *Dining Room* 12'4 x 10'11 (3.75m x 3.32m)

Central tiled surround fireplace (display purposes only). Shelved recess, double panel radiator, TV point and with further superb views to the front of the property over the paddock and valley beyond.



Stairs from the hallway lead up to the

## First Floor

### Landing

With smoke detector, window and doors to

### Bedroom One 13'11 x 12' (4.24m x 3.65m)

A light double bedroom with **built in wardrobe** with shelving and mirror doors. Single panel radiator and with farmland views to the front.

### Bedroom Two 11'1 x 9'3 (3.37m x 2.81m)

A further light double bedroom with open fronted shelving and single panel radiator.

### Bedroom Three 11'1 x 9'3 (3.37m x 2.81m) (max)

A double room with a good size **storage cupboard** and single panel radiator. Outlook over the rear garden and to the farmland beyond.

### Shower Room

Newly fitted with low flush WC, pedestal basin and shower cubicle incorporating a Bristan pressurised shower. Double panel radiator, extractor fan and with **airing cupboard** housing the hot water cylinder and slatted pine shelving. Also housing timer for heating and hot water.

## Outside

There is a good size garden available with 1 Elmsett Hall Cottages and this is surrounded on three sides. The garden is laid predominantly to grass and is partly bordered by neatly maintained hedgerows. Off road parking is being created within the boundary of the garden.

Adjoining the kitchen and also accessed from the rear garden is a lobby area providing access to the adjoining **store** and **brick outbuilding** (measuring 10' x 7'8) which has electricity connected and provides very useful additional storage space. In addition the water softener is located in this area. From the property there is a very pleasant outlook over the surrounding paddock and adjoining farmland to both the south and north aspects.

## Important Notes:

- In addition to the rent, the tenants will pay £50 towards the cost of water and sewerage and £80 per



**Services** Mains water and electricity connected. Private drainage. Central heating during the winter months via Biomass Boiler on the farm.

**Council Tax** Band A. £1,441.47 payable 2025/2026.

**Local Authority** Babergh 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>. O2 have a mast local to the property which provides 4G.

**Viewings** Strictly by appointment with the Agent.





## Directions

Heading along the A14 exit at junction 55 signposted A12/A1214. Take the third exit at the roundabout onto the A1214. At the next roundabout take the second exit and stay on the A1214. At the traffic lights turn left onto the A1071 signposted Hadleigh. Continue along this road for approximately 1.5 miles and turn right into The Street. Continue for a further 1 mile and turn left onto Flowton Road and then right. Continue until turning right at the triangle onto Offton Road and the property will be situated a further half a mile on the left hand side.

For those using What3words app:/// swooned.system.topical



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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. **April 2025**

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