

A former farmhouse having been converted into a four bedroom house with extensive rear garden in rural location.

Rent £1,275 pcm
Ref: R2458

2 Home Farm
Halesworth Road
Heveningham
IP19 0EL



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

Home Farm is situated in a quiet rural position on the edge of the pretty village of Heveningham, and forming part of Heveningham Hall. The village of Peasenhall is a five minute drive away to the south with a post office, shop, renowned delicatessen and a tea room. The White Horse Inn is just under one mile away in the neighbouring village of Sibton.

Heveningham also lies approximately six miles from the market town of Halesworth with good day to day shopping, schools, leisure facilities and a rail link to London via Ipswich. The Heritage Coast is within about nine miles with the popular coastal centres of Southwold, Walberswick, Aldeburgh and Thorpeness.

The Accommodation

2 Home Farm forms part of a converted farmhouse and sits within a working farm. The property is approached by a communal gateway with a path that leads to the front door of number two.

Ground Floor

A porch area with outside light and UPVC door leads into the

Entrance Hall

To the hallway, there is a wall mounted baton with coat hooks, two windows and internal door which leads into the ground floor bedroom

Bedroom One 16'9 x 10'9 (5.115m max by 3.279m)

A double ground floor bedroom with window to the side elevation, double panelled radiator and hanging rail. A door from the bedroom leads into :

En-suite Wet Room

A large wet room with shower over, low level flush WC, pedestal wash hand basin, inset spotlights, extractor fan, heated towel rail and obscure glazed window.

Returning to the entrance hall an archway leads into:

Sitting Room 23'7 x 19'7 (7.200m x 5.997m)

With a window to the front elevation, double panelled radiator and under stairs cupboard which houses the hot water tank, fuse board and timer for the heating system. Telephone and TV points and wall mounted thermostat. An archway leads through to



Kitchen/Dining Room 17'3 x 11'10 (5.296m x 3.627m)

With a range of wall and base units with wooden work surface, inset double sink with mixer tap over, electric oven with extractor hood over, space for under counter fridge, space for fridge/freezer and space and plumbing for washing machine. Inset spotlights, double panel radiator and patio doors to the garden.

From the sitting room, a staircase leads to

First Floor

Landing

An L shaped landing with window to side elevation and double panel radiator. Doors off to

Bedroom Two 15'5 x 10'11 (4.711 m x max x 3.348m)

Window to side elevation, double panel radiator and door to

En-suite Shower Room

With low level flush WC, pedestal wash hand basin and shower enclosure with glass sliding door. Tiled splash backs, heated towel rail, extractor fan, spotlights and obscure glazed window.

Bedroom Three 13'6 x 11'6 (4.131m max x 3.526m)

Window to rear elevation, loft hatch and double radiator.

Family Bathroom

Comprising white suite with bath with mixer tap and shower over and sliding shower screen, low level flush WC and pedestal wash hand basin with tiled splashback. Heated towel rail, extractor fan, inset spotlight and obscure glazed window.

Bedroom Four 14'9 x 9'9 (4.506m x 2.989m)

A dual aspect room with double panel radiator.

Outside

The rear garden is approached by French doors from the kitchen which lead onto a patio area. There is a large garden laid to lawn with mature trees and hedges. The garden is fenced, and has a summer house with double doors that can be used for storage.

Parking for the property is in the communal parking area to the front of the property.

Important Note

There is a monthly standing charge of £10 for the electricity supply which is sub-metered. The bio-mass heating is sub-metered. Both these meters are read by the landlord and the usage charged monthly. The water supply is sub-metered and invoiced. Private sewerage system charged at £6.00 per calendar month.

Services Private water and sewerage. Mains electricity. Bio mass heating.

Council Tax Band B; £1,763.86 payable

Local Authority East Suffolk District Council

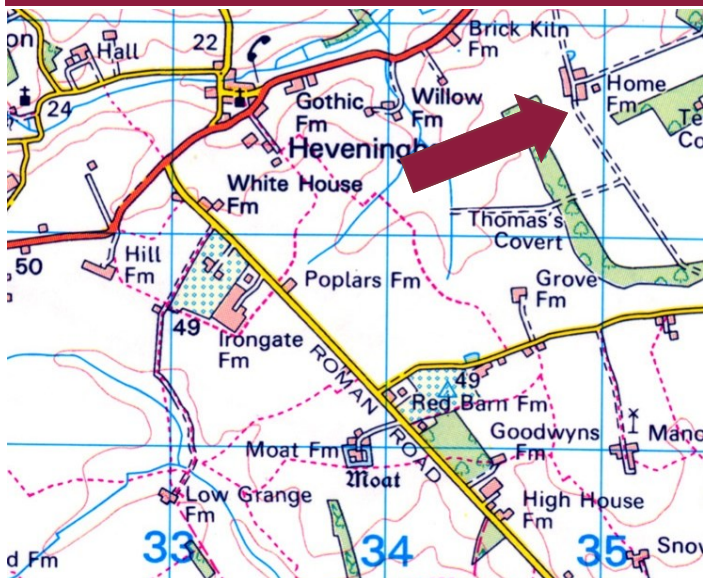
Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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.

May 2025



Directions

From Framlingham take the B1120 signposted Badingham. Continue for approximately three miles and at the junction with the A1120 turn right signposted Badingham and Yoxford. Continue on this road for approximately three miles and upon entering the village of Peasehall turning into Poys Street, continuing on to Halesworth Road. After approximately one mile, turning into Dunwich Lane and take the gated private driveway. Upon entering the farm yard take the first left and the property will be found to the right. For those using What3words app:
///beard.timing.optimists



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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