

A three bedroom detached house on the outskirts of the village of Heveningham with outstanding rural views.

Rent £1,200 p.c.m
Ref: R2492

Gothic New House
Halesworth Road
Heveningham
Suffolk
IP19 0EH



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

Gothic New House stands on the outskirts of the village of Heveningham, just five miles from Halesworth. Halesworth has a good range of local shops along with a Co-op supermarket, pubs, cafes and a thriving arts centre, The Cut. There is also a primary school and a railway station with services to London Liverpool Street connecting via Ipswich. Heveningham is approximately 15 miles from the Suffolk Heritage Coast, with popular resorts such as Southwold and Walberswick.

Ground Floor

A partially glazed front door leads to an internal porch with coat hooks. A fully glazed door opens into the

Entrance Hall

With a double panel radiator and the thermostatic controls for the heating. A door leads to the

Kitchen 11'7" m x 8'1" (3.536m x 2.487m)

With window to the rear elevation. Range of base units with wood effect work surface and stainless steel sink with drainer and tiled surround. Inset Leisure range cooker and space for washing machine and dishwasher. Large under-stair storage cupboard. Double panel radiator.

A door leads to

Dining Room 11'9" x 8'1" (3.598m x 2.486m)

With dual aspect windows and a partially glazed door leading to the back garden. Double panelled radiator.

Sitting Room 10'10" x 16'11" (3.325m x 5.160m)

With two windows to the front elevation and French doors to the rear. Radiator. Telephone and TV points. Wall mounted lights.



From the entrance hall a staircase rises to the

First Floor

Landing

With window, large built-in cupboard and double panel radiator. Doors off to

Bedroom One 10'11" x 8'2" (3.335m x 2.514m)

A double bedroom with window to rear elevation. Double panel radiator and TV point.

Bedroom Two 10'5" x 8'3" (3.191m x 2.525m)

A small double bedroom with window to front elevation. Double panel radiator.

Bedroom Three 7'11" x 9'11" (2.428m x 3.030m)

Good sized single bedroom with window to front elevation and double panel radiator.

Family Bathroom

A white bathroom suite comprising of a bath with overhead shower and tiled surround, pedestal wash hand basin with mirror and shaver point and low level flush WC. Airing cupboard with hot water tank and central heating controls. Extractor fan and double radiator. Obscure glazed window to the front elevation.



Outside

The property is approached by a private driveway leading to a parking area for two to three vehicles. There is a detached garage and a shed for storage. The gardens surround three sides of the property, with a good sized area to the rear, all laid to lawn with mature shrubs and trees.



Services Mains electricity, water and drainage. Oil fired central heating.

Council Tax Band C £2,015.84 payable 2025/2026

Local Authority East Suffolk Council

Viewings Strictly by appointment with the Agent.

Broadband To check the broadband coverage available in the area click this link –

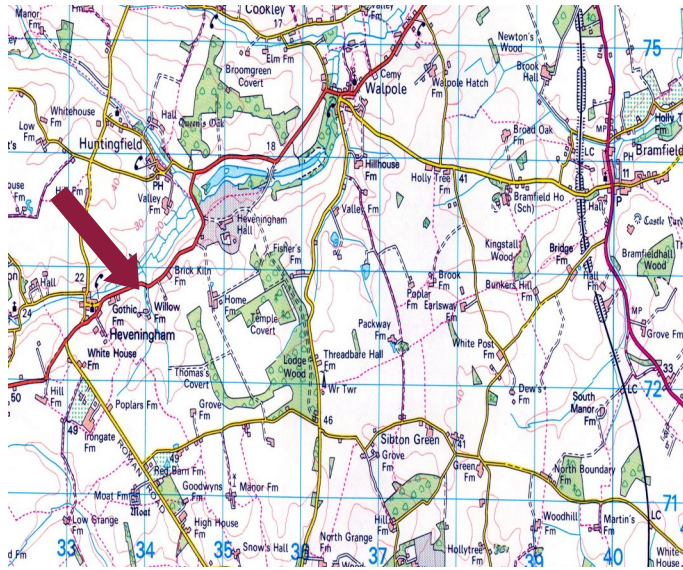
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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.

November 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 Peasenhall take the first turning left signposted Heveningham. Upon entering the village the property will be situated on the left hand side and identified by a Clarke & Simpson To Let Board.

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Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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