

A Grade II Listed semi-detached three bedroom house situated on the edge of the popular town of Halesworth, with extensive gardens.



RENT

£1,250 PCM

Ref: R2472

Address

White House Farm
South
Walpole Road
Halesworth
IP19 0PH



A spacious three bedroom semi-detached house comprising Kitchen/Dining Room, Sitting Room and Cloakroom. Two first floor bedrooms and family bathroom. Third attic bedroom. Rear garden and spacious front garden with driveway parking.

To let unfurnished on an Assured Periodic Tenancy

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

White House Farm South is situated within the parish of Halesworth adjacent to the boundary of the village of Cookley. The property stands in a pleasant, rural location adjacent to a farmstead. Halesworth itself is just over a mile and offers a full range of local shopping and commercial facilities as well as schooling and a railway station. The Suffolk Heritage Coast with popular towns and villages such as Southwold, Walberswick and Dunwich is about ten miles to the east.

The Accommodation

A front door opens to the

Kitchen/Dining Room 18' 7 x 17' 2 (5.66m x 5.23m)

Inglenook fireplace with bressummer beam above. North-west and south-east facing windows with secondary glazing. Exposed brick wall. Fitted with a range of high and low level wall units with granite effect work surface and stainless steel sink with drainer and taps above. Space and plumbing for a fridge, washing machine, tumble dryer and electric oven. Extractor fan. Exposed timbers. Laminate wood flooring. Door to the rear garden. Stairs to the first floor landing. Door to the sitting room.

Sitting Room. 17' 2 x 13' 5 (5.23m x 4.09m)

Dual aspect room with north-east and south-east facing windows with secondary glazing. Brick fireplace. Radiator. Wall light points. Door to the cloakroom



Cloakroom

WC and handwash basin.

The stairs in the ground floor kitchen/dining room rise to the first floor landing.

Landing

North-west facing windows overlooking the gardens. Wall light points. Doors leading to the two bedrooms, bathroom and stairs that lead to the attic.

Bedroom One 14' 4 x 13' 2 (4.37m x 4.01m)

A double bedroom with south-east facing window with secondary glazing to the rear of the property. Blocked fireplace. Exposed timbers. Walk-in wardrobe. Radiator.

Bathroom

Comprising bath with shower attachment and glazed screen. WC and hand wash basin. Ladder style chrome towel radiator.

Bedroom Two 14' 0 x 10' 8 (4.27m x 3.25m)

A double bedroom with south-east facing window with secondary glazing to the rear of the property. Fitted shelving. Radiator. Wall light points.

From the landing, is a corridor which previously linked the house to the northern house, and a door opening to stairs that lead up to attic bedroom three.

Attic Bedroom Three 15' 6 x 13' 6 (4.72m x 4.11m)

A double bedroom with part-vaulted ceiling and south-west facing window with secondary glazing. Radiator. Built-in storage cupboard.

Outside

The property is approached via a private driveway, which has a small coppice and into an open plan garden area which is laid to lawn with a dividing hedge showing the boundary for each property. The garden has a boundary which is enclosed by mature trees and shrubs. To the rear of the property there is a brick storage area where the boiler and electricity meter are located.

NB: In addition to the property, there is 3.22 acres. of grazing land available, together with a detached barn for stabling and storage at an additional monthly rent of £400 per calendar month.



Viewing Strictly by appointment with the agent.

Services Mains water, private sewerage, mains electricity. Oil fired central heating.

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

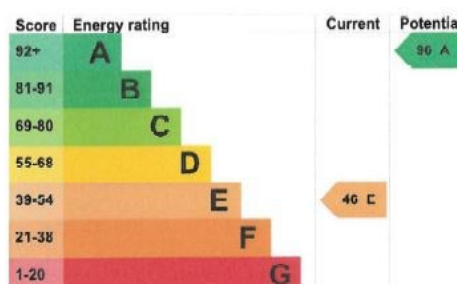
Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating B (Copy available from the agents upon request)

Council Tax Band B £1,794.77 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

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.



June 2026



Directions

Proceed out of Halesworth in a southerly direction on the B1117. Having left the town, White House Farm will be found less than half a mile on the left hand side, as indicated by the Clarke & Simpson board.

What3Words location: ///lawns.
somebody.denser



Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call 01728 746323.