

*A superb newly converted spacious four bedroom semi-detached barn conversion on the outskirts of Framsdan*



## RENT

£2,500 PCM

Ref: R2564

## Address

3 Birch Fields  
Otley Road  
Framsdan  
Stowmarket  
IP14 6HU



Fitted kitchen, utility, open plan living area with sun room to the rear. garden room and snug. Two ground floor bedrooms both with dressing room and ensuite.

To the first floor are a further two double bedrooms with family bathroom. Large rear garden with patio area and rural views. Court yard to the front which leads to the bedrooms and living area.

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

## 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

3 Birch Fields is situated in a delightful and elevated rural position and just a short distance from the centre of the popular village of Framsdén. Framsdén benefits from being located near to Helmingham Primary School and Nursery School which is about half a mile from the property. Framsdén is a pretty, rural village, with its popular Dobermann pub but also has the advantage of being relatively close to local, bigger conurbations. The County town of Ipswich, which is only ten miles to the south-west, has a wide variety of shops and services as well as trains to London's Liverpool Street Station taking just over the hour. The sought-after town of Woodbridge is ten miles to the south-east. Closer still is the medieval town of Framlingham with its historic castle and good range of shops and services (seven miles). The large village of Debenham is about three miles to the north-west.

## The Accommodation

This beautifully converted barn offers exceptional open-plan living, with full-height windows and soaring ceilings that flood the space with natural light and create a striking contemporary atmosphere.

At the heart of the home, the kitchen is superbly appointed with a range of wall and base units, complemented by a central island incorporating integrated appliances, including a Neff hob, double oven and dishwasher. Composite work surfaces and inset spotlights complete the sleek, modern finish.

The ground floor is thoughtfully designed in a horseshoe configuration around a charming courtyard-style entrance, with double doors opening into the principal living area. There are two generously sized bedroom suites on this level, each featuring a dressing area and en-suite bathroom. Additional accommodation includes a study area, cloakroom, utility room, and a further reception room with French doors opening onto the garden.

To the first floor are two further well-proportioned bedrooms and a contemporary family bathroom.

The property also benefits from underfloor heating throughout, powered by an air source heat pump, with individual thermostatic controls in each room, ensuring comfort and energy efficiency year-round.



## Outside

The property is approached via an enclosed courtyard which provides a wonderful area for seating. To the side of the property is a private walk-way to the rear garden which again, benefits from a large patio area for entertaining, leading onto the lawned garden area.









**3 Birch Fields**

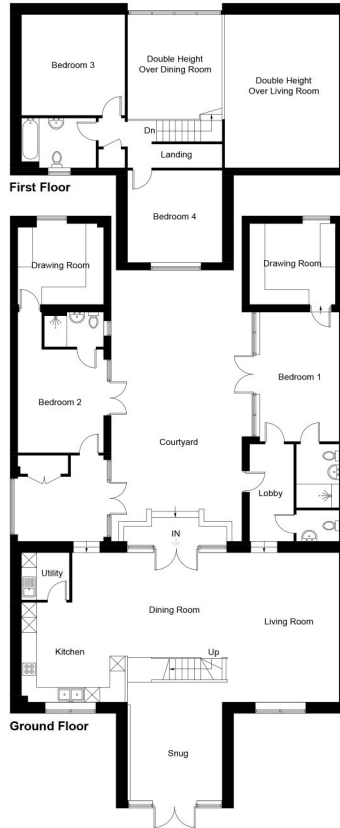


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1282302)

*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity. Air source heating. Private drainage.

*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

*Council Tax* Band G; £3.441/03 payable per annum 2025/2026

*Local Authority* Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

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.

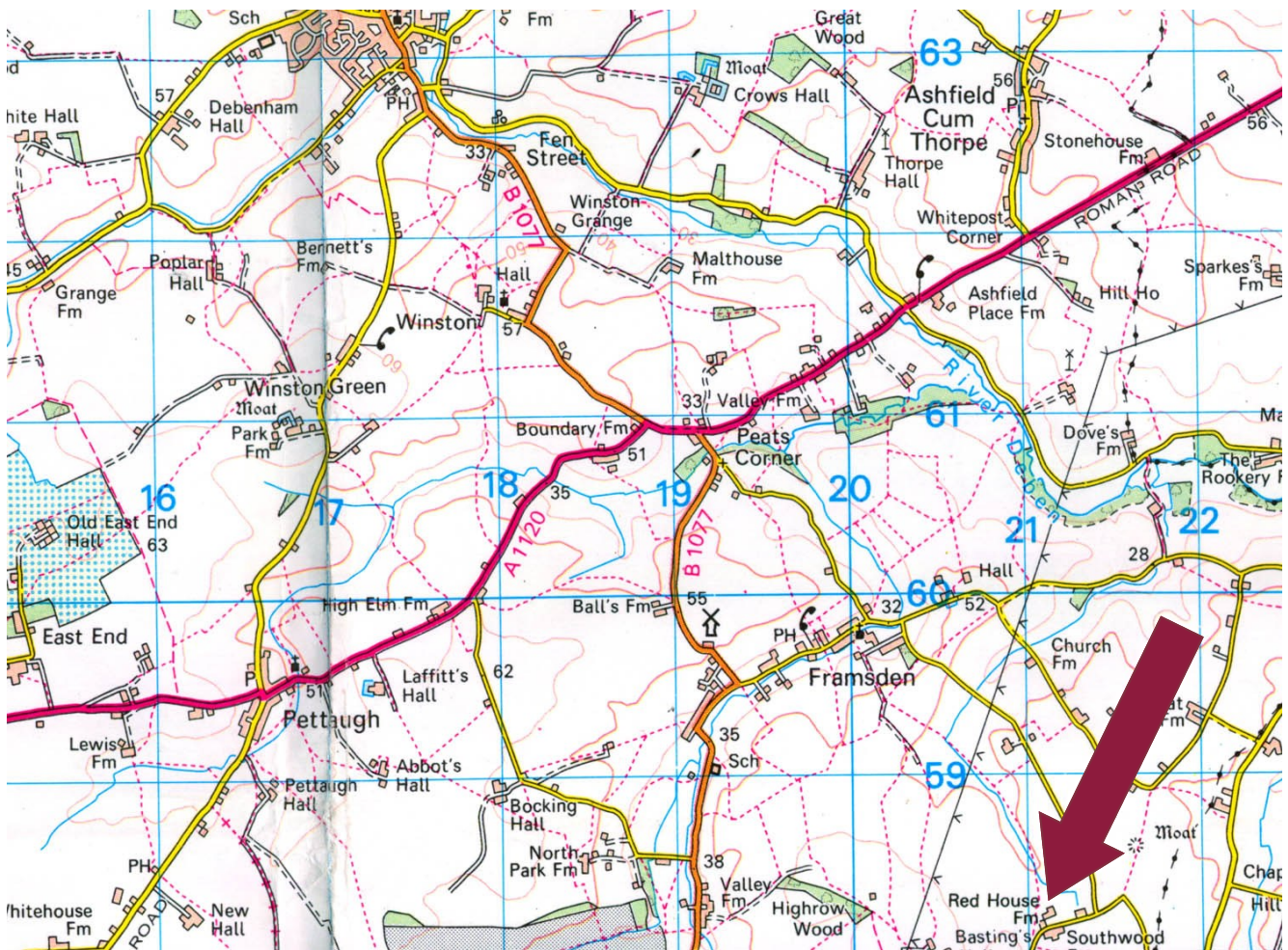
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

*June 2026*

## Directions

From Woodbridge proceed along the B1079 through Grundisburgh and into Otley. In the centre of Otley turn right passing the village shop on the left hand side and take the next road on the left as if going to Otley Hall. Proceed on this lane for approximately 1.5 miles where Red House Farm will be found on the left hand side.

What3Words location: [///select.serenade.pedicure](http://select.serenade.pedicure)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.