

A spacious three bedroom semi-detached period farm house having been recently updated, set in an idyllic rural setting close to the market town of Framlingham



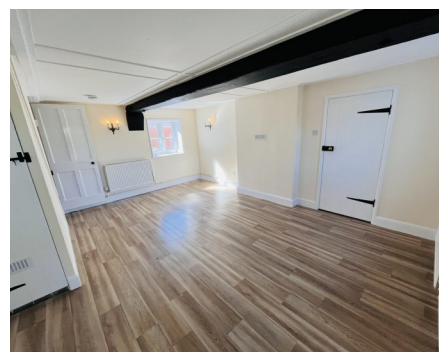
RENT

£1,250 PCM

Ref: R194A

Address

2 Fisks Farm
Badingham
Woodbridge
Suffolk
IP13 8JN



A semi-detached house having been recently updated. New fitted kitchen, cloakroom, two reception rooms. First floor are two double bedrooms and family bathroom. Second floor a further double bedroom. Gated driveway and gardens, together with a brick store. OFCH.

To let unfurnished 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

2 Fisks Farm is located in the pretty and popular village of Badingham. Badingham is a well regarded village with a popular village pub, The White Horse, and its adjoining bowls club. There is also a village hall hosting a variety of community events. Badingham is situated just 4 miles to the north-east of the historic market town of Framlingham, which is best known for its fine Medieval Castle, but also benefits from a good selection of shops, restaurants, dining pubs, medical centre, and library, as well as good schooling in both the state and private sectors. The county town of Ipswich is about 22 miles to the south, with rail services to London's Liverpool Street station taking just over the hour. The Heritage Coast, with the popular centres of Snape Maltings, Southwold, Dunwich, Walberswick, Thorpeness and Aldeburgh is approximately 15 miles to the east.

The Accommodation

Entering through a fully glazed door into

Entrance Porch

With original brick flooring, ample hanging space for coats and single panel radiator. A glazed door leads to

Dining Room 16'9 x 14'6 (5.10m x 4.42m)

A good size dual aspect room with sufficient space for a large dining table and with attractive exposed timbers. Double panel radiator, Potterton oil fired boiler, telephone socket, **understairs cupboard** and stairs off to the first floor.

Sitting Room 16'9 x 16' (5.10m x 4.8m)

A large dual aspect room with pleasant views over countryside to the front and side of the property. Attractive wall timbers, with inset wood burning stove to the fireplace. Two double panel radiators,

Further door from dining room leads to the

Kitchen 6'9 x 8' (1.75m x 2.43m)

A newly fitted kitchen with a range of base and wall units with space for cooker with extractor hood over, washing machine and under counter fridge. Inset spotlights. Cupboard housing the hot water tank with slatted shelf. Back door leading out to the rear garden.

Cloakroom

With low flush WC and wall mounted basin. Obscure glazed window.

Stairs from dining room lead up to the

First Floor

Tiered Landing

With **large storage area** under the stairs to the second floor, double panel radiator, smoke detector and doors to the

Master Bedroom 13'3 x 10'6 (4.03m x 3.20m)

West. A very light attractive double room with exposed timbers, two single panel radiators and two **built in storage cupboards**.

Bathroom 6'3 x 9'4 (1.90m x 2.84m)

Comprising of a new white suite with P shaped bath glass screen and overhead shower. Pedestal wash hand basin, W.C, heated towel rail, extractor fan and obscure glazed window.

Bedroom Two 15'6 x 8'6 (4.72m x 2.59m)

A spacious double room with large window overlooking front garden and countryside beyond, exposed timbers and double panel radiator.

Further stairway from landing leads to

Bedroom Three 13'3 x 12' (4.03m x 3.65m) (with partially restricted head height)

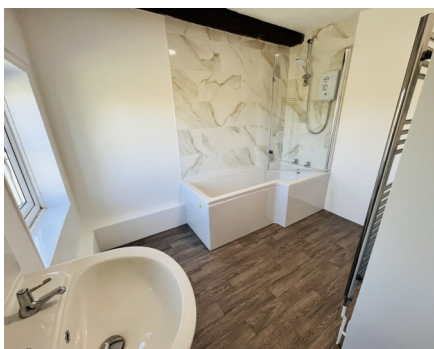
A versatile room with vaulted ceiling. Pleasant views over countryside, large **built in cupboard**, double panel radiator and exposed timbers.

Outside

The property is approached via a sweeping drive from the road and is fronted by a neatly trimmed privet hedge, a large area is laid to grass to the front of the property and further grass to the side backing onto open farmland. There are a number of mature trees in the garden. There are two lockable **outbuildings** for use by the tenant.

Important Notes

- In addition to the rent, the tenant will be required to pay a further £25 per calendar month as a contribution towards water and sewerage charges.
- There is a further area of orchard to the west which may be available by separate negotiation with the Agents.



Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Oil fired central 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>

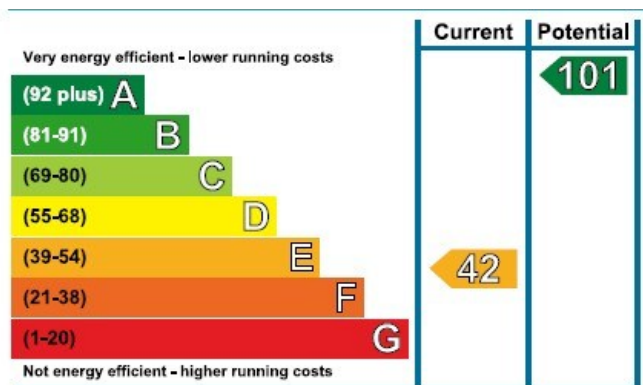
Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

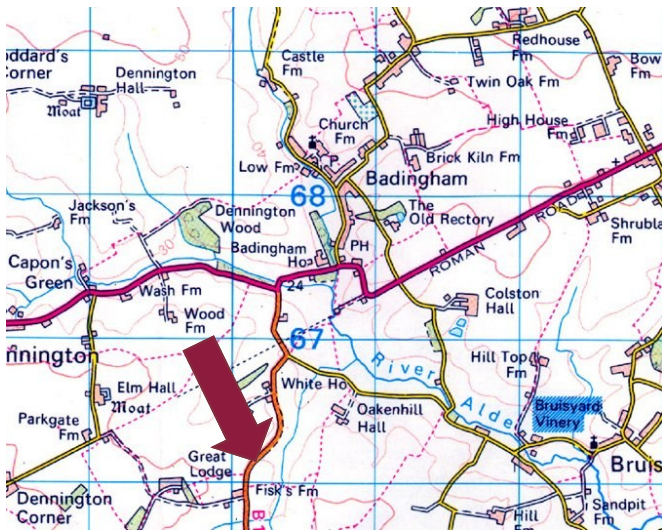
Council Tax Band C; £ 2,034.93 payable per annum 2026/2027

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

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 2026





Directions

From the Agent's office, turn left adjacent to the bakery and proceed along New Road. At the junction with the B1120 turn left and proceed towards Badingham. After approximately one mile, 2 Fisks Farm will be found on the left hand side as identified by the Clarke and Simpson 'To Let' board.

For those using the What3Words app:
/// force.rotation.costly



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