NICHOLAS PERCIVAL

To Let. £1,750 PCM

Hare's Rest, Bulls Road, Hemingstone IP6 9RF







A Stunning and Spacious Barn Conversion.

A beautifully presented three-bedroom home set within an idyllic Suffolk countryside location.

To Let £1,750 pcm | Available end of June 2025 | Holding Deposit £403

Deposit £2,015 | EPC B86 | Council Tax Band E

Forming part of an impressive and beautifully converted traditional barn, this property is one of just four individual homes. Each has been thoughtfully designed and finished to an exceptional standard, combining contemporary living with charming rural surroundings. Generous proportions, high ceilings, quality fixtures and fittings, and carefully considered details create stylish and welcoming homes with a real sense of space.

This particularly spacious three-bedroom end-of-terrace property offers versatile accommodation, impressive open-plan living and far-reaching countryside views.

On entering the property, a generous entrance hall provides an immediate sense of space, with useful utility storage, together with dedicated boot and coat storage. There are three well-proportioned double bedrooms, two of which benefit from stylish en-suite shower rooms. A contemporary family bathroom and separate cloakroom complete the bedroom and bathroom accommodation.

The real heart of the home is the impressive L-shaped open-plan kitchen, dining and living space. Exceptionally generous in its proportions, this versatile area offers plenty of flexibility for both everyday living and entertaining.

The beautifully appointed kitchen features an attractive grey Shaker-style design, complemented by an excellent range of integrated appliances, including a full-height larder fridge and freezer, five-ring induction hob, double oven and dishwasher.

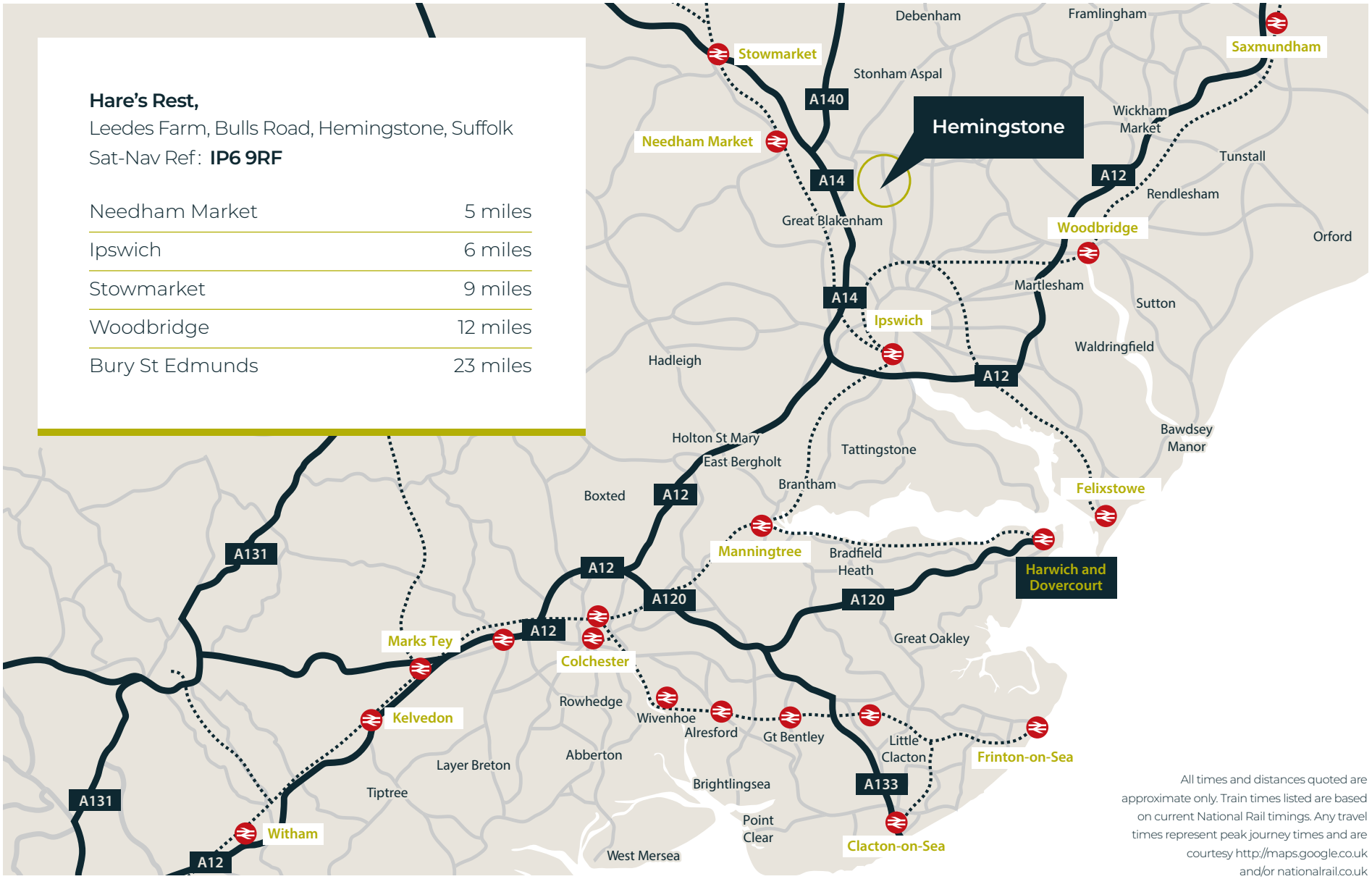
The dining area enjoys wonderful views across the surrounding farmland, with bi-fold doors opening directly onto the rear patio and garden, creating a seamless connection between indoor and outdoor living. The adjoining living space provides ample room to relax and unwind, making this a truly impressive room in which to enjoy the property's peaceful setting.

Externally, the enclosed rear garden offers a generous patio and lawn, providing an ideal space for outdoor dining and enjoying the far-reaching countryside views. To the front, the property benefits from two allocated parking spaces, together with a useful storage shed.

Throughout, the property enjoys a warm and contemporary feel, with neutral décor, quality LVT flooring, recessed spotlights and carefully selected feature lighting.

Hare's Rest,
Leedes Farm, Bulls Road, Hemingstone, Suffolk
Sat-Nav Ref: **IP6 9RF**

Needham Market	5 miles
Ipswich	6 miles
Stowmarket	9 miles
Woodbridge	12 miles
Bury St Edmunds	23 miles



All times and distances quoted are approximate only. Train times listed are based on current National Rail timings. Any travel times represent peak journey times and are courtesy http://maps.google.co.uk and/or nationalrail.co.uk

Location

Leedes Farm enjoys a wonderfully peaceful setting in the charming Suffolk village of Hemingstone, approximately 6.5 miles from Ipswich. Combining the appeal of rural living with excellent connectivity, the location offers the best of both worlds.

The nearby A14 provides convenient road links to Ipswich, Bury St Edmunds and Cambridge, while Ipswich itself is less than 15 minutes away by car. The town offers an extensive range of shopping and leisure facilities, restaurants and a mainline railway station, with direct services to London.

For those who enjoy the outdoors, the property is ideally situated with miles of beautiful countryside footpaths accessible almost from the doorstep. These routes take you through the wildlife haven of Shrublands towards the picturesque village of Coddenham, making it a wonderful location for walking and exploring the surrounding countryside. Within walking distance is the highly regarded Retreat East, a luxury countryside spa resort offering a bakery, restaurants, spa facilities and country club.

The larger village of Claydon is just a short drive away and provides a good range of everyday amenities, including a convenience store, post office, two public houses and both primary and secondary schooling.

Further afield, the historic market town of Bury St Edmunds, approximately 23 miles away, offers an excellent selection of shops, restaurants and leisure facilities, as well as the beautiful Abbey Gardens. The university city of Cambridge, renowned for its stunning architecture, historic colleges and picturesque River Cam, is also within easy reach, approximately an hour's drive away.

Leedes Farm offers an appealing opportunity to enjoy a relaxed countryside lifestyle, with the convenience of nearby towns, amenities and excellent transport connections.

Additional Information

The property benefits from an air source heat pump, providing heating via underfloor heating throughout, as well as heated towel rails in each bathroom and the domestic hot water system.

The property is served by a private sewerage system. Tenants will be responsible for contributing towards the annual emptying of the system, which is arranged by the managing agent. This is anticipated to cost approximately £85 per property per annum.

An electric vehicle (EV) charging point is also provided.









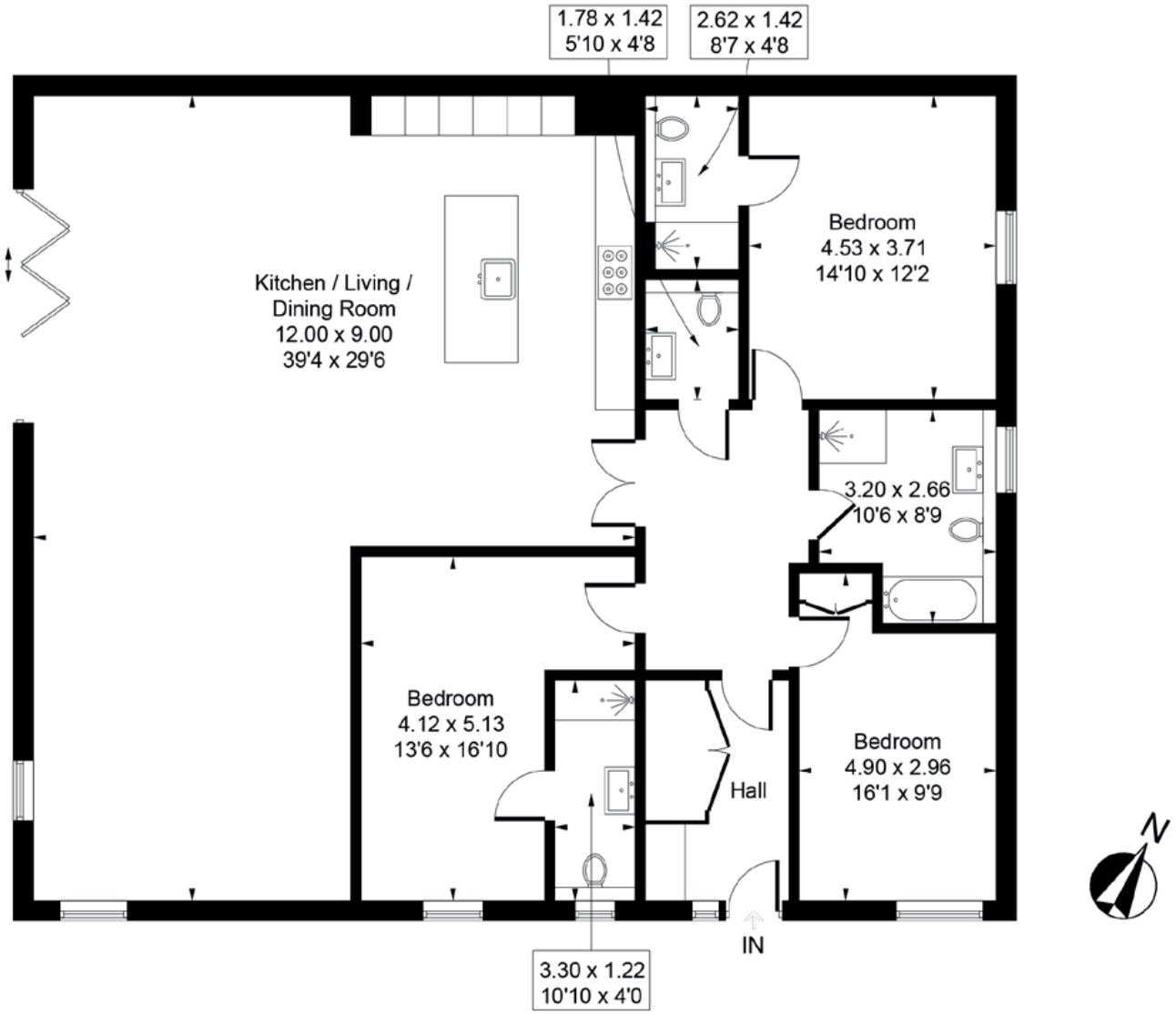












Hare's Rest, Bulls Road, Hemingstone, IP6 9RF

Approximate Gross Internal Area = 1875 sq ft / 174.2 sq m











Viewing is strictly by appointment with the Sole Letting Agents.

NICHOLAS PERCIVAL

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.