

*A recently updated and well presented one bedroom property with utility/boiler room and private enclosed courtyard in a rural position.*



## RENT

£950 PCM

Ref: R2614

## Address

Valley Farm Annex,  
Valley Farm  
Peasenhall Road,  
Walpole  
IP19 9BQ



Entrance lobby into open plan living / kitchen area.  
Shower room. Double bedroom.  
Outside utility / boiler room and enclosed courtyard garden. Parking for two vehicles.

**To let unfurnished on an Assured Periodic Tenancy**

## Contact Us



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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

Valley Farm Fisheries Annex is located on the outskirts of the village of Walpole, which is three miles from the market town of Halesworth.

Halesworth has an excellent range of independent shops, a supermarket, several public houses and restaurants and is also home to the popular New Cut Arts Centre which offers art exhibitions, theatre, cinema and music. Halesworth also has a primary school and library. Halesworth Golf Club has an 18 hole championship golf course, 9 hole pay and play course together with undercover floodlit driving range, golf shop, and a clubhouse with restaurant, bar and function suite.

Halesworth has good public transport with regular buses to Norwich and Southwold and trains to Lowestoft and Ipswich with connecting trains to London Liverpool Street. The Heritage Coast at Southwold is 8 miles to the east.

## The Accommodation

### *Kitchen/Open Plan Living Area 20'0" x 13'2" (6.10m x 4.01m)*

The kitchen opens into a spacious open-plan living area, creating a versatile and sociable space ideal for modern living. The kitchen is fitted with a range of base and wall units, a wood-effect worktop and splashback, a stainless steel sink with mixer tap, and space beneath the worktop for an under-counter fridge and dishwasher. An integrated electric oven and hob with extractor hood over complete the kitchen facilities. The open-plan layout provides ample space for dining and relaxing, exposed beams, adding charm and character to the space with a radiator, two front-facing windows and a skylight window allowing plenty of natural light into the room.

### *Shower Room*

The shower room comprises a shower enclosure fitted with an electric shower, a vanity unit with wash hand basin, and a mirror with light over. There is also a low-level flush WC and a heated towel rail.

### *Bedroom 13'9" x 13'3" (4.19m x 4.04m)*

A generously sized double bedroom featuring an attractive front-facing window, allowing plenty of natural light into the room. The bedroom benefits from a radiator and characterful A generously sized double bedroom featuring an attractive front-facing window, allowing plenty of natural light into the room. The bedroom benefits from a radiator and characterful exposed beams, adding charm and character to the space., adding charm and character to the space.

### *Utility/Boiler Room*

Existing the property into the courtyard, a door open into the boiler / utility room where the controls for the Biomass boiler are found, together with the hot water storage tank. Plumbing and space for a washing machine and tumble dryer.

## Outside

The property is approached via a private driveway, providing off-road parking for two vehicles. A gated entrance leads into a spacious, enclosed courtyard, featuring a central arrangement of mature shrubs which create an attractive and private outdoor space.



*Viewing* Strictly by appointment with the agent.

*Services* : Services: Mains water and electricity. Private drainage. Biomass 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 = (Copy available from the agents upon request).

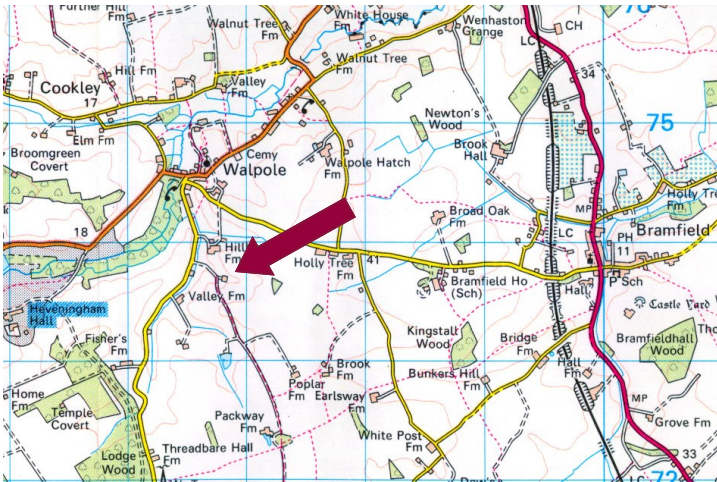
*Council Tax* Band A £1,538.37 payable per annum 2026/2027

*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.

*October 2026*

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## Directions

From the Agent's office, proceed from Framlingham taking the B1120 then the A1120 to Peasenhall. In Peasenhall village turn left where signposted to Halesworth immediately after Whincops Garage. Follow the road for about 2 miles and the property is on the right hand side, before the village of Walpole

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