

*A spacious extended three bedroom,
three reception, semi-detached
property situated in an elevated
rural position on the outskirts of
Elmsett.*

Rent £1,350 pcm
Ref: R1580

2 Elmsett Hall Cottages
Offton Road
Elmsett
Nr Ipswich
IP7 6PH



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

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

2 Elmsett Hall Cottages enjoys a delightful elevated rural position on the outskirts of Elmsett and enjoys views over adjoining rolling countryside.

Elmsett benefits from a village store and public house and is located three miles from the market town of Hadleigh. Hadleigh can be found on the Essex/Suffolk border just ten miles from Ipswich, fifteen miles from Colchester and approximately seventy miles from London. There are excellent nearby transport links to the A12 and A14, together with access to main line rail stations in Ipswich, Manningtree and Colchester, Hadleigh and its surrounding villages has become a desirable residential location for both local families and London commuters.

The Accommodation

Ground Floor

Entering through a partially glazed UPVC entrance door into

Reception Hallway

With stairs leading to first floor landing, single panel radiator, smoke detector, wall mounted fuse board and electric meter, under stairs storage area, additional storage alcove and with doors off to

Cloakroom

With low flush WC and single panel radiator.

Dining Room 12'4 x 10'11 (3.75m x 3.32m)

With a double panel radiator, telephone point and superb views to the front of the property over the paddock and valley beyond.

Utility Room 9'11 x 6'4 (3.02m x 1.93m)

With a range of eye and base level kitchen units, with one and a half bowl stainless steel sink with mixer tap above. Space and plumbing for washing machine and tumble dryer. Panel radiator. Extractor fan. Pleasant outlook over the rear garden.

Sitting Room 13'11 x 12'3 (4.24m x 3.73m)

A good size room with south facing views over the adjoining paddock and farmland beyond. Double panel radiator. Water and heating controls. Wall mounted thermostat. Wall mounted television point, integral cupboard and shelving unit. An archway leads into:



Kitchen/Dining Room 19'7" x 13'5" (5.99m x 4.105m)

A modern, open plan kitchen/dining room with a range of low-level base units together with wood effect roll top worksurface, inset white one and a half sink with stainless steel mixer tap over. Bosch induction hob with a Bosch electric oven under. Extractor hood, Indesit integrated dishwasher and a Stoves integrated larder fridge. Wall mounted spotlights together with ceiling hanging lights. Dual aspect windows. Underfloor heating with wall mounted controls to the dining area there are bifold doors which lead out onto the patio and a full height window to the rear overlooking the paddock and Valley beyond.

Bedroom One 13'11 x 12' (4.24m x 3.65m)

A light double bedroom with hanging space and open fronted shelved cupboard. Double panel radiator, fantastic farmland views to the front of the property.

Bedroom Two 11'1 x 9'3 (3.37m x 2.81m)

Another light double bedroom with open fronted hanging cupboard. Double panel radiator. Superb south facing views to the front of the property.



Bedroom Three 11'1 x 9'3 (3.37m x 2.81m) (max)

A double room with a good size storage cupboard and double panel radiator. Window overlooking the rear garden and to the farmland beyond.

Shower Room

With newly installed suite comprising of a low flush WC, pedestal basin and shower cubicle incorporating a Bristan pressurised shower. Double panel radiator, extractor fan and with airing cupboard containing hot water cylinder and slatted pine shelving.

Outside

There is a good size garden available with 2 Elmsett Hall Cottages and this is surrounded on three sides. The garden is laid predominantly to grass and is boarded by neatly maintained hedgerows. The bifold doors lead out on to a large patio area with wall mounted lights and electricity points.

There is driveway parking to the rear of the property where a path leads to a gated area and into the main garden.

Important Notes:

- In addition to the rent, the tenants will pay £50 towards the cost of water and sewerage and £80 per calendar month towards the cost of heating which is supplied by the biomass boiler on the farm.
- The monthly rent to include the cutting of all hedges by the Landlord to a minimum of twice a year.

Services Mains water and electricity connected. Private drainage. Central heating via Biomass Boiler

Council Tax Band A; £1,441.47 payable 2025/2026

Local Authority Babergh District Council

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

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

Viewings Strictly by appointment with the Agent.



Directions

Heading along the A14 exit at junction 55 signposted A12/A1214. Take the third exit at the roundabout onto the A1214. At the next roundabout take the second exit and stay on the A1214. At the traffic lights turn left onto the A1071 signposted Hadleigh. Continue along this road for approximately 1.5 miles and turn right into The Street. Continue for a further 1 mile and turn left onto Flowton Road and then right. Continue until turning right at the triangle onto Offton Road and the property will be situated a further half a mile on the left hand side. For those using What3words app:///pointer.mute.magically



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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.

July 2025

Need to sell or buy furniture?

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