

*A Grade II Suffolk Long House  
located in a rural setting and close to  
the popular town of Framlingham.  
Having been recently renovated  
throughout.*

Rent: £1,950 pcm  
Ref: R2420

Grange Farm  
Pepperwash Lane  
Framlingham  
Woodbridge  
Suffolk IP13 9PT



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

Contact Us



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## **Location**

Grange Farm is located off Saxtead Road, on the outskirts of the town. The town is the focal point for many of the surrounding villages amidst the beautiful countryside of the Deben and Alde valleys, designated as section landscaped areas and provides an excellent range of local shopping, restaurants including Watson & Walpole (listed in the Michelin Guide in Suffolk), commercial and recreational facilities, together with excellent schools in both the public and private sectors.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside, and leisure facilities such as golf in the nearby locations of Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street station, scheduled to take just over the hour.

## **The Accommodation**

The property is approached by a brick paved pathway which leads into the porch area with tiled floor and a bench seat with hanging hooks over. Double panelled radiator. From the porch there is a half glazed wooden door which leads into

### *Entrance Hall*

With tiled floor, two double radiators and inset ceiling spotlights. There is a useful understairs storage cupboard and window to the rear elevation.

From the hallway a door leads into

### *Cloakroom*

Comprising a low level flush WC, vanity sink with draws under and mixer tap. Small opening window. Extractor fan inset spotlights.





A further door from the hallway leads into

*Utility Room* 11'7" x 11'0" (3.548 x 3.373 )

The tiled floor continues into the utility room. Stable door leading to the rear garden area and window overlooking the garden. Incorporating a range of dark blue base units with inset wooden worksurface and inset butler sink with mixer tap over. Integrated Lamona fridge and Washer/dryer. Inset ceiling spotlights. Valiant LPG gas boiler.

From the hallway door leads into

*Kitchen Area* 16'8" x 13'8" (5.102 x 4.176 )

Incorporating a range of base and wall units in Halesworth green with black composite worksurface over inset with a one and a half sink with mixer tap over. Integrated Lamona dishwasher, integrated undercounter fridge and integrated double bin unit. Tiled flooring. Set into the chimney is an Induction Fusion 90 Range Master. oven with extractor fan over and inset spotlights above. Strip spotlights and downlights above the island area. A door from the kitchen leads into a walk-in **pantry cupboard**.



*Dining Room* 15'5" x 8'1" (4.718 x 2.473)

An open plan room with half beamed wall leads through in to bright and spacious dining area. Fully glazed to three sides, with central French doors leading out to the patio area. The tiled floor continues through from the kitchen. Double panelled radiator.

From the kitchen a door leads through into the Hallway where there is a feature front door.

From the hallway a door leads into



*Sitting Room* 16'10" x 17'3" (5.15m x 5.27m)

Inset with attractive wall beams and central ceiling beam. Inglenook fireplace with Bressummer beam over with brick hearth with woodburning stove. Two double panelled radiators and dual aspect windows to both the front and rear of the property. TV and BT points. Door leading into







***Snug/Family Room*** 14'7" x 16'9" (4.46m x 5.11m)

A cosy room with ceiling beam and support beam,. Dual aspect windows to both front and rear elevation. Double panel radiators. BT and TV points.

From the entrance hall a staircase leads to a split level with window providing light and in turn leads to

**First Floor**

***Galleried Landing***

With dual aspect windows to the side and the rear of the property. Inset ceiling spotlights and double panelled radiator. A landing corridor leads down to the main bedroom with three small wooden windows with views across the countryside and rear of the property. At the end of the hallway a door leads into

***Bedroom One*** 15'11" x 9'1" (4.87m x 2.77m)

A good size bedroom with dual aspect windows. Two double panelled radiators. TV point. An open archway which leads into

***Dressing Room/Nursery*** 9'0" x 16'8" (2.76m x 5.099m)

With window to the font elevation. Inset wall beams and double panelled radiator. From the dressing room a door leads into

***En-Suite Shower Room***

Comprising an enclosed shower cubicle with double shower head over. Baywater Low level flush WC and Baywater pedestal wash hand basin. A touch light mirrored bathroom cabinet with shelving. Extractor fan, inset ceiling spotlights and window to the side elevation.

***Bedroom Two*** 10'8" x 10'5" (3.26m x 3.18m)

A double bedroom with windows to the front elevation overlooking the garden. Inset wall beams. Double panel radiator, BT and TV points. **Built-in wardrobe** with hanging rails and shelf.



*Bedroom Three* 13'1" by 10'1" (4.00m by 3.08m)

A further double bedroom with window to the front elevation. Inset wall beams. Double panel radiator and a TV point.



*Family bathroom*

With a white suite comprising of a bath with overhead shower and glass screen, low level flush WC and vanity sink. Sloping ceiling with inset window, heated towel rail, inset spot lights and extractor fan.





### Outside

The property is approached via the driveway into Grange Farm.

The property and garden are fully enclosed by fencing with a gate and brick paved path leading to the front door.

The gardens are mainly laid to lawn with mature hedging and shrubs. There is a small original brick wall which is to be retained as a feature to the rear garden. There is parking for up to three vehicles to the front of the property. To the rear of the property are mature apple trees and directly outside the dining room is a stone paved patio area for table and chairs.

The LPG tank is situated to the left hand side of the property. The sewerage system is a modern klargesters system.

To the right hand side of the driveway there is a barn which is to be renovated and can be included at a later date at an additional cost.

### Important Note:

There is a large building at the end of the driveway and a dilapidated outbuildings to the right hand side of the property, which are to be retained by the landlord and not included within the tenancy.

*Services* Mains electricity and water connected. Private sewerage. LPG 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 Phone* To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Council Tax* Band F £3,245.54 payable 2025/2026.

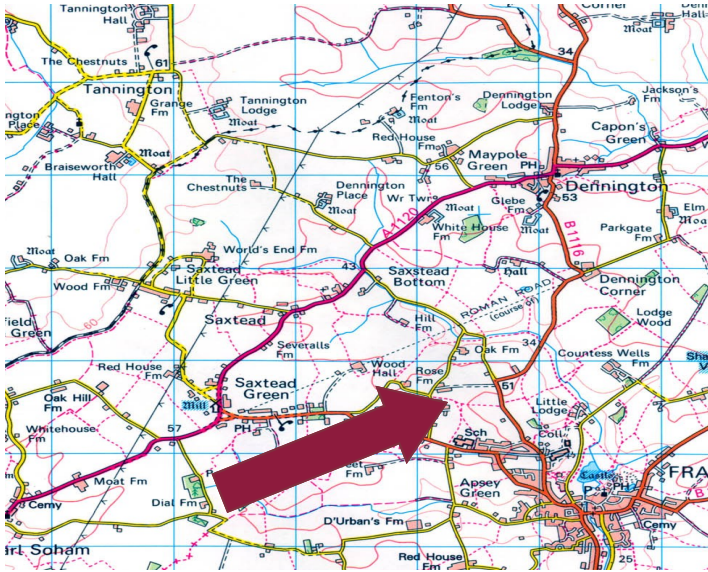
*Local Authority* East Suffolk Council.

*Viewings* Strictly by appointment with the Agent.

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 2025**





## Directions

From the agent's office in Well Close Square, proceed along College Road, taking the second turning on the left onto the B1119 towards Earl Soham and the high school. Having passed Thomas Mill High School, take the turning immediately on the right. Proceed along this road and just past the left hand turn, you will see Grange Farm to your right.

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