

A two bedroom cottage situated in a rural position on the edge of the village of Heveningham

Rent £695 p.c.m
Ref: R1835/F

Cottage One
Home Farm
Halesworth Road
Heveningham
IP19 0EL



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

1 Home Farm is situated in a quiet rural position on the edge of the pretty village of Heveningham, and forming part of Heveningham Hall. The village of Peasenhall is a five minute drive away to the south with a post office, shop, renowned delicatessen and a tea room. The White Horse Inn is just under one mile away in the neighbouring village of Sibton.

Heveningham also lies approximately six miles from the market town of Halesworth with good day to day shopping, schools, leisure facilities and a rail link to London via Ipswich. The Heritage Coast is within about nine miles with the popular coastal centres of Southwold, Walberswick, Aldeburgh and Thorpeness.

Description

The property forms part of four properties converted from the former Home Farm Farmhouse. All properties have their own private entrance, garden and car parking.

The Accommodation

Ground Floor

Entering through a partially glazed UPVC door into

Living Area/ Kitchen 18'3 x 17'9 (5.57m x 5.45m)

Fitted with a range of base and eye level kitchen units with solid wooden work surface over inset with a double bowl butler sink with mixer tap over. Space for electric cooker with extractor hood above. Space and plumbing for washing machine. Space for dining table and seating area. Double panel radiator and patio doors leading to the rear. Door giving access to the understairs airing cupboard housing the hot water tank, heating controls and fuse board.

A door leads through to

Inner Hallway

With stairs off to the

First Floor

Landing

With hatch to attic and doors off to

Bedroom One 15'9 x 8'8 (4.84m x 2.68m)

An excellent size double bedroom with windows overlooking the side gardens and double panel radiator.

Bedroom Two 15'9 (max) x 8'9 (4.84m x 2.71m)

A further good size dual aspect double bedroom with double panel radiator.

Shower Room

Fitted with low flush WC, pedestal wash basin and fully tiled shower cubicle with Bristan shower unit. Heated towel rail and extractor fan.

Outside

The property is situated in a delightful rural position within Home Farm.

To the front of the property there is a shared parking area with allocated parking for two cars. Beyond the parking area there is a gate which leads into the garden area for the property.

Important Note:

There is a monthly standing charge of £10 for the electricity supply which is sub-metered. The bio-mass heating is sub-metered. Both these meters are read by the landlord and the usage charged monthly. The water supply is sub-metered and invoiced. Private sewerage system charged at £6.00 per calendar month.



Services Mains water and electricity connected. Private drainage. Biomass fired central heating.

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

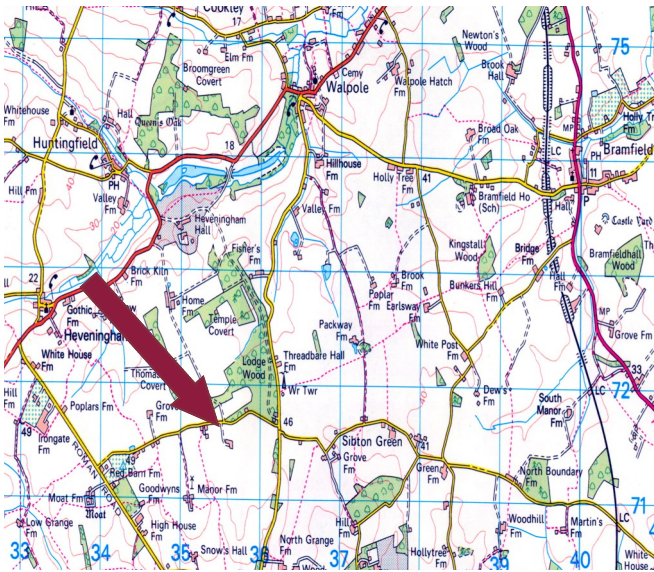
Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band A £1,511.88 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. **December 2025**



Directions

From Framlingham head north on the B1120 towards Badingham. At the junction with the A1120 turn right signposted Peasenhall and Yoxford. Within the village of Peasenhall turn left signposted Halesworth and continue on this road for approximately one mile and a half miles until reaching the crossroads and turn left onto Dunwich Lane. Continue for approximately 500 yards and the driveway to Home Farm will be situated on the right hand side. Follow the driveway and on entering the farm bear round to the right and the property will be situated on the right hand side.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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