

A well presented two bedroom country cottage situated in a rural position within easy striking distance of the county town of Ipswich.

Rent £900 p.c.m
Ref: R1222/H

Piglets Cottage
Hill Farm
Ashbocking Road
Henley
Suffolk
IP6 0SA



To 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
F: 01728 724667

And The London Office
87 St James Street
London SW1A 1PL

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

Location

Piglets Cottage enjoys a very pleasant position at Hill Farm on the outskirts of the very popular village of Henley. The village has a primary school, church, village hall and public house.

The County town of Ipswich is just four and a half miles to the south and provides a full range of local shopping, commercial, educational and recreational facilities as well as main line rail services running regularly to London's Liverpool Street taking just over the hour. The property is also ideally located for access to the A14 via Claydon which is approximately three miles. This in turn links Cambridge and the Midlands as well as London via the A12.

The Accommodation

Entering through wooden panel and partially glazed entrance door into

Reception Hallway

With exposed ceiling timbers, large double door hanging cupboard, smoke detector and with door through to

Kitchen 9'2 x 7'10 (2.79m x 2.38m)

Incorporating a good range of eye level and base level kitchen units in cream with wooden effect roll over work surface above and with single drainer enamel sink with mixer tap. Plumbing and space for washing machine, space for fridge and freezer. Hotpoint electric oven with four ring hob and extractor fan above. Ceiling timbers, further extractor fan and with very pleasant outlook to the garden and rolling countryside beyond. Further glazed wooden framed door from the hallway leads to the

Sitting Room/Dining Room 16'7 x 16' (5.05m x 4.87m)

A very light and spacious room with corner mounted double door Villager wood burner set on pamment tiled hearth. Television point, two electric heaters, exposed ceiling timbers and smoke detector. Stairs leading to the first floor landing and with outlook over the garden and to the farmland beyond.

A door leads to

Bedroom Two 11'6 x 6'10 (3.50m x 2.08m) (max)

A small double or good size single room with wall mounted fuse board, electricity meter and hatch to attic.



Shower Room

Incorporating low flush WC, pedestal basin and fully tiled shower cubicle with Mira electric shower. Shaver socket with light and electric heater, fan heater and extractor fan.

Landing/Study Area

Space for a small desk and storage area and with outlook to the side and rear of the property over the adjoining farm buildings and farmland to the rear.

Door through to

Master Bedroom 15'11 x 9'8 (4.85m x 2.94m)

A good size light and dual aspect room with two separate hanging cupboards, electric heater and with outlook to the side and rear of the property.



Outside

Piglets Cottage occupies a pleasant rural position on the outskirts of the village of Henley at Hill Farm. Although the cottage is close to the main farmhouse at the far end of the garage block, it enjoys seclusion and privacy from the farmhouse and has an attractive outlook to the garden and rolling farmland beyond.

There is a small area of garden included within the tenancy which is divided between an area of patio and grass and which the landlord maintains at no extra cost to the tenant. There is designated parking for two cars included within the tenancy.

Important Note

- In addition to the rent, the tenant will pay a contribution of £50 per calendar month to the landlord towards the cost of water and sewerage.
- The property is not suitable for pets.

Services Mains, water and electricity connected. Private drainage system. Electric 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>

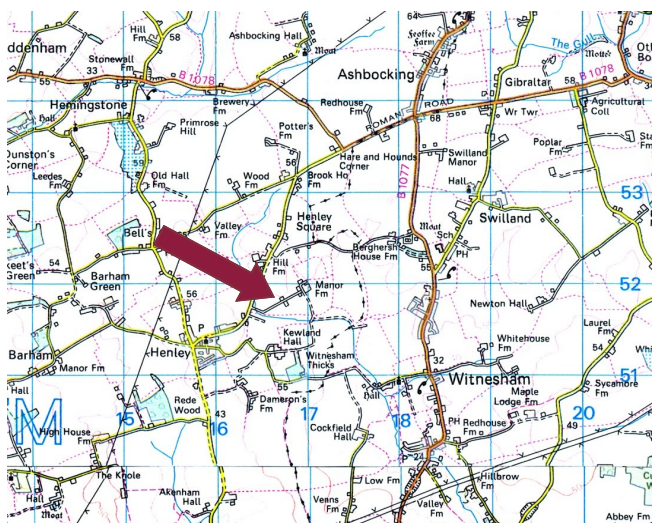
Council Tax Band A. £1,443.72 payable 2025/2026.

Local Authority Mid Suffolk District Council.

Viewing 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

Head north out of Framlingham on the B1119 signposted Saxtead. At the junction with the A1120 at Saxtead Green, turn left and continue for approximately three miles, passing through the village of Earl Soham. Shortly before the village of Pettaugh, turn left onto the B1077 and continue through the villages of Helmingham and Ashbocking. At the T junction with the B1078 turn right and after half a mile, turn left, signposted Henley and Ipswich. Continue for approximately three quarters of a mile and take the second turning into Hill Farm on the right. Parking is beyond the first converted barn and the property is situated on the left hand side. There is a pedestrian gate immediately beyond Piglets Cottage, giving access to the property.

When using What3words app//
glory.jubilant.stalemate



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call 01728 746323.