

*A substantial and impressive six bedroom farmhouse well presented and situated in an excellent rural position with extensive gardens.*



## RENT

£2,300 PCM

Ref: R1404

## Address

Valley Farm  
Peasenhall Road  
Walpole  
Halesworth, Suffolk  
IP19 9BQ



Valley Farm is an impressive six bedroom detached farmhouse. Three spacious reception rooms, four bathrooms, together with boot/utility room, fitted kitchen and extensive gardens. Double garage with storage over and driveway parking.

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

## Contact Us



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Framlingham  
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email@clarkeandsimpson.co.uk  
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And at The London Office  
40 St James' Place  
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## Location

Valley Farm 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

### Ground Floor

Entering via the covered porch through a stable door directly into a

*Spacious Hallway* 15'9 x 10'1 (4.8m x 3.07m)

With stairs off to first floor galleried landing and a delightful inglenook fireplace with Bressumer beam over. Ideal for use as a study area or dining hall. Double panel radiator. With doors to



*Kitchen/Breakfast Room* 16'7 x 14'11 (5.05m x 4.55m)

Heavily timbered but light with three windows and fully fitted with a range of base units with wooden worksurface over, inset one and a half sink with mixer taps. Space and plumbing for dishwasher. Space for range size cooker and fridge freezer. Double panel radiator. Also accessed from the hall is the

*Utility Room* 13'7 x 10' (max) (4.14m x 3.05m)

With attractive terracotta pamment floor, plumbing for washing machine and tumble dryer point, double panel radiator. Water softener. Section of worktop with butler style sink. Door to under stairs cupboard and further doors off to the former boiler cupboard and

*Shower Room One*

A recently fitted three piece suite comprising low flush WC, corner shower unit and pedestal wash basin. Single panel radiator.

*Boot Room* 8' 9 x 5'10 (2.67m x 1.78m)

With double panel radiator and two useful shelves and door off to the garden.

A further door from the entrance hall leads to

*Study/Snug* 12'8 x 11'3 (3.86m x 3.43m)

A versatile room with the former front door off to the paved seating area. Double panel radiator, Honeywell wall mounted thermostat and with doors off to the

*Shower Room Two*

Fitted with pedestal wash basin in white, low flush WC and modern fitted shower and large heated towel rail, electric shaver socket and wall mounted cupboard.

*Dining Room* 16' x 17'5 (4.88m x 5.31m)

Another attractive dual aspect room with heavily timbered ceiling and walls with exposed brick in part. Recessed brick fireplace with Bressumer beam over, housing a substantial wood burning stove. Views over the garden, two double panel radiators. Steps lead up from this room to a lobby with stairs to the first floor landing and door through to the

*Drawing Room* 17'5 x 17'2 (5.31m x 5.23m)

A most impressive room with four windows, all overlooking the garden. With timbered walls and ceilings and a most attractive brick open fireplace in interesting shape and Bressumer beam over, three double panel radiators. Door off to useful recessed storage cupboard.





## First Floor

The stairs from the lobby between the dining and drawing room lead to the split level landing. On the upper level above the drawing room is the

### *Master Bedroom* 17'3 x 15'10 (5.26m x 4.83m)

A substantial and attractive triple aspect, double level room with outlook over the garden and mature trees beyond. Recessed fireplace (display purposes only) with Bressumer beam, three double panel radiators and door through to the

### *En-Suite Shower Room*

With fitted shower with twin heads, low flush WC and wall mounted wash basin all in white. Slimline heated towel rail.

Further landing with window to the rear and single panel radiator gives access to

### *Bedroom Two/Dressing Room* 13'2 x 8'8 (4.01m x 2.64m)

A further large room overlooking the garden to the side. Used most recently as a dressing room with fully fitted banks of wardrobe down each side. With double panel radiator.

### *Family Bathroom*

With suite comprising large oval bath, recessed shower cubicle, over-sized pedestal wash basin, bidet and low flush WC. Large heated towel rail. Electric shaver socket.

A further door from the bathroom leads through to the **secondary galleried landing**, also accessed via the stairs from the entrance hall, with single panel radiator and doors off to

### *Bedroom Three* 8'9 x 7'11 (2.67m x 2.41m)

A single bedroom overlooking the garden to the side and with **large hanging cupboard** with shelving and hanging space, single panel radiator.

### *Bedroom Four* 15'1' x 16'2 (4.6m x 4.93m)

A most attractive and well proportioned double bedroom with exposed timbers, views to the front and side and pedestal wash basin. Two double panel radiators.

### *Bedroom Five* 10'8 x 10'8 (3.25m x 3.25m)

A double bedroom, heavily timbered and outlook to side of the property. With double panel radiator and TV aerial lead in.

### *Bedroom Six* 16'11 x 8'10 (5.16m x 2.69m)

A good sized double bedroom with double doors to **hanging cupboard** and a further door leading to the plant/tank room. Mullion windows give lovely views along the original front of the house and gardens.





## Outside

A shingled drive off the public highway leads across a small bridge to a parking area to the front of the property with ample parking for four cars. To the rear of this area there are double up and over doors to the **oversized double garage** providing excellent storage.

Valley Farm stands well within its plot. To the north east there are a number of paths and concrete areas with raised kitchen garden beds and beyond that is a substantial brick and timber greenhouse measuring 30' x 8'7 approx. (10.67m x 2.62m). To the south west of the house, which was the former front façade but now substantially represents the side, is a lovely vista of the property and a good sized patio to the front which leads on to the lower tier of the lawned gardens comprising some mature trees and shrubs and some very nice well stocked flower beds. From here the garden rises away to the south east to the orchard.

There is a further area of garden comprising mature trees and shrubs which is well fenced back to the rear of the property.



*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity connected. Private drainage system. Heating and hot water via Biomass boiler.

*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>

*Council Tax* Band G £3,845.93 payable per annum 2026/2027

*Local Authority* East Suffolk Council

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.

*March 2026*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	44 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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