

*A spacious and modernised one
bedroom cottage situated in a rural
position on the edge of the village
of Heveningham*

Rent £825 p.c.m
Ref: R1838/F

Cottage Four
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



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200
F: 01728 724667

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

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

Location

The property enjoys a very pleasant rural position on the Heveningham Hall Estate on the edge of the village.

The village of Peasenhall is situated two miles away with a number of shops, a primary school and an active community spirit. Heveningham is also situated some five miles to the south-west of Halesworth, a popular market town with a railway station with connecting services to Ipswich and onto London's Liverpool Street station. Halesworth also benefits from a Co-operative supermarket, garages, a medical centre, primary school, library and excellent local shops, pubs and restaurants.

The historic market town of Framlingham lies some ten miles to the south and offers further facilities and schooling in both the state and private sectors. The well regarded coastal town of Southwold is about 14 miles to the east and the RSPB Minmere (featured in the BBC's Springwatch TV series) is about 12 miles. Also within the vicinity are the popular resorts of Dunwich, Aldeburgh, Thorpeness and also Snape, with its well renowned Concert Hall.

The Accommodation

Ground Floor

Entering through a solid wooden door into

Entrance Hallway

With stairs off to the First Floor and doors through to

Kitchen/Living Area 18'8 x 15'4 (5.73m x 4.69m)

Fitted with a good range of base and eye level kitchen units with solid wooden work surface over inset with a double bowl butler sink with mixer taps over. With a double electric cooker with extractor hood above. Space and plumbing for washing machine. Adequate space for dining table and chairs and seating area. Double panel radiator and window over looking the rear and side of the property.

A door leads through to the

Shower Room

Fitted with low flush WC, wash hand basin and shower cubicle with Bristan shower unit.



Stairs from the Entrance Hallway lead up to

Bedroom 18'8 (Max) x 15'6 (into eaves) (5.73m x 4.75m) (partially restricted ceiling height)

An excellent size double bedroom with fitted cupboard into alcove with hanging rails and airing cupboard housing the hot water tank. Double panel radiator and two Velux roof lights.

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 a spacious enclosed garden with the added benefit of a summer house.

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 £4.00 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>

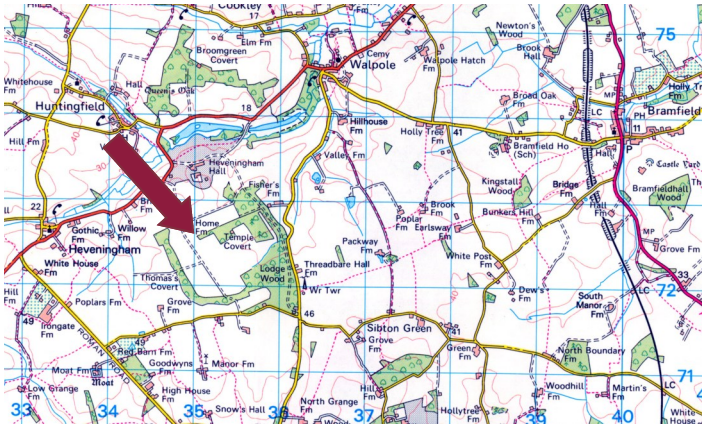
Council Tax Band A £1,511.88 payable 2025/2026

Local Authority Suffolk Coastal District 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.

August 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.

For those using What3words app:
///beard.timing.optimists



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Need to sell or buy furniture?

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