

*A four bedroom detached
farmhouse situated in a delightful
rural position on the edge of the
village of Badingham*

Rent £1,500 p.c.m
Ref: R1600/F

Red Barn Farmhouse
Badingham
Woodbridge
Suffolk
IP13 8JN



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

Red Barn Farmhouse is located in the pretty and popular village of Badingham, set along Low Street. Badingham is a well regarded village with a popular village pub, The White Horse, and its adjoining bowls club. There is also a village hall hosting a variety of community events. Bryony Cottage is in the catchment area for Dennington Primary School (2 miles) and Thomas Mills High School, Framlingham.

Badingham is situated just 4 miles to the north-east of the historic market town of Framlingham, which is best known for its fine Medieval Castle, but also benefits from a good selection of shops, restaurants, dining pubs, medical centre, and library, as well as good schooling in both the state and private sectors. The county town of Ipswich is about 22 miles to the south, with rail services to London's Liverpool Street station taking just over the hour. The Heritage Coast, with the popular centres of Snape Maltings, Southwold, Dunwich, Walberswick, Thorpeness and Aldeburgh is approximately 15 miles to the east.

The Accommodation

Ground Floor

Entering through a partially glazed wooden door into

Entrance Hallway

A spacious area with stairs off to the first floor, double panel radiator and door leading off to

Cloakroom

Fitted with low flush WC, corner wash hand basin, single panel radiator and coat hooks.

Open archways off the entrance hall lead to the

Sitting Room 18'2 x 12'4 (max) (5.54m x 3.76m)

A dual aspect, light room with central fireplace housing a single door wood burning stove, glazed double doors leading to the garden room, double panel radiator and TV aerial lead in.

Kitchen 18'5 x 13'11 (max) (5.61m x 4.24m)

An L-shaped room fitted with a range of bespoke base level kitchen units with solid wooden worksurface over, inset with a single bowl stainless steel sink with mixer tap and drinking tap. Double panel radiator and door giving access to good size walk-in pantry cupboard. Space for table and chairs and further door off to the

Dining Room 13'1 x 12'3 (max) (3.99m x 3.73m)

A good size room with adequate space for dining table and chairs, wooden mullion from kitchen. Open fireplace with brick hearth and fitted cupboards/shelves to either side and double panel radiator.

A partially glazed wooden door off the kitchen leads to the

Utility Room 15'4 x 6'2 (4.67m x 1.88m)

A versatile and useful space fitted with section of worksurface and butler sink. Space and plumbing for washing machine and tumble dryer. Oil fired boiler and heating/hot water controls. Wooden stable door to side entrance and partially glazed wooden door leading through to the



Garden Room 30'1 (max) x 11'6 (9.17m x 3.51m)

An excellent addition to the property, fully glazed and with bifold doors out to the rear garden providing views across the adjoining farmland. Double panel radiator and tiled hearth housing a double door wood burning stove.

Stairs off the entrance hall lead up to the

First Floor

Landing

With two good size fitted cupboards and doors off to

Bedroom One 10'10 x 12'1 (max) (3.3m x 3.68m)

A good size double bedroom with window to the front, double panel radiator, telephone socket and door through to

En-Suite Shower Room

Fitted with low flush WC, pedestal wash basin and shower cubicle with rainfall style shower, chrome heated towel rail and shaver socket.

Bedroom Two 12'2 x 10'1 (max) (3.71m x 3.07m)

A further good size double bedroom with double panel radiator and doors giving access to the airing cupboard housing the hot water tank.

Bedroom Three 12'2 x 10'5 (3.71m x 3.18m)

A double bedroom fitted with a good range of cupboards and double panel radiator.

Bedroom Four 9'7 x 7'5 (2.92m x 2.26m)

A single bedroom with fitted cupboard and drawers, double panel radiator and window overlooking the rear garden.

Study / Dressing Room 10'7 x 4'4 (3.23m x 1.32m)

A versatile space fitted with a desk and shelving providing an office space with open doorway through to

Bedroom Five 10'7 x 5'11 (3.23m x 1.80m)

With a range of fitted cupboards and double panel radiator.

Bathroom

Fitted with low flush WC, wash hand basin and wooden panelled bath with taps and separate shower unit above. Double panel radiator.

Outside

The property is situated in a superb rural position at the end of a shared but private track. This leads to a shingle parking area for two or three cars. The main area of garden is to the rear of the property, mainly laid to grass and enclosed by post and rail fencing with wonderful views of the surrounding farmland.

Important Note

- In addition to the rent, the tenant will pay £85 per calendar month towards water and sewerage.

Services Mains electricity. Private water supply and drainage. Oil 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 E. £2,671.48 payable 2025/2026

Local Authority East Suffolk Council.



Directions

From the Agent's office, turn left adjacent to the bakery and proceed along New Road. At the junction with the B1120 turn left and proceed towards Badingham. After approximately one and a half miles, the drive to Red Barn Farm will be found on the left hand side as identified by the Clarke and Simpson 'To Let' board. Continue up the drive for approximately 250 metres and the property is situated on the right.

What 3 words ///opened.quibble.flaunting



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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.**

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