



Rent £1,850 PCM

Poplars Farm Long Lane, Heveningham, Suffolk, IP19 0EG

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A superb four bedroom, three bathroom detached farmhouse set in an elevated position on the outskirts of the village of Heveningham. Parking, large garden and oil central heating. EPC E.

## Location

Poplars Farm is situated in a quiet rural position in the pretty village of Heveningham, well known locally for its association with Heveningham Hall. The village of Peasenhall is approximately two miles to the south and has a primary school, a shop, two butchers, 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.

## The Accommodation

### Ground Floor

Entering through oak panelled door into

#### Reception Porch

South. With Suffolk brick flooring, single panel radiator, battens with coat hooks and with outlook over the side garden. A partially glazed door leads through to

#### Sitting Room

with additional alcove to the right of the chimney (with additional alcove to the right of the chimney)

West. With most attractive red brick surround inglenook fireplace with bressummer beam above and double door wood burner set on pavement tiled hearth. Double panel radiator, exposed ceiling and wall timbers, Suffolk brick floor, television point, telephone point, wall mounted shelving, outlook over the rear garden and to the pond and paddocks beyond. Stairs leading to first floor landing.

A further open passageway from the sitting room leads through to

#### Drawing Room

16'1" x 16'3" (4.90 x 4.95)

East and West. A large dual aspect room with central red brick surround inglenook fireplace with bressummer beam and woodburner set on pavement tiled hearth. Television point, double panel radiator and with very pleasant views over the front and rear gardens and to the farmland beyond. Under stairs storage cupboard.

A door from the sitting room leads through to the

#### Study

11'4" x 7'2" (3.45 x 2.18)

West. With Suffolk brick flooring, single panel radiator, exposed ceiling and wall timbers, telephone point. Outlook over the rear garden and with door through to

### Bathroom

North. With suite comprising panelled bath, low flush WC and pedestal basin. Tiled floor, heated towel rail, shaver socket, exposed ceiling timbers and extractor fan.

#### Kitchen/Breakfast Room

15'1" x 17'2" (4.85 x 5.23)

North. Incorporating a range of base level units with worksurface over inset with a single drainer stainless steel sink. Double electric oven and inglenook fireplace incorporating an Everhot electric range cooker. Suffolk brick flooring, exposed ceiling and wall timbers. Double panel radiator and door through to

#### Boiler Room/Storage Cupboard

North. A walk in room with brick flooring, oil fired boiler, range of wall mounted shelving and outlook over the courtyard.

A glazed door from the kitchen leads thorough to

#### Kitchen/Utility Room

21'2" x 11'11" (6.45 x 3.63)

A secondary kitchen/utility area with a range of base level units with solid wooden work surface over and inset with butler style sink. Plumbing for washing machine and dishwasher and with space and vent for tumble dryer. Two double panel radiators and with glass atrium roof along the entire length of the room. Outlook to the rear and side of the property and with door leading to the rear courtyard.

An open walkway from kitchen/breakfast room leads to the

#### Inner Hallway

A small under stairs storage area and door leading through to

#### Dining Room

15'5" x 12'3" (4.69 x 3.73)

South and North. A very pleasant dual aspect room with inglenook fireplace with bressummer beam above and with wood burner set on Suffolk brick flooring. Double panel radiator, exposed ceiling and wall timbers and with outlook to the side garden. Door thorough to

#### Morning Room/Sun Room

17'2" x 12'2" (5.23 x 3.70)

South, East and North. A wonderful addition to the house and providing a light triple aspect versatile room with two double panel radiators and with door giving access to the garden.

Stairs from the sitting room lead up to the

#### First Floor

## Credit References and Deposit

Prospective tenants will be required to pay a holding deposit equivalent to one weeks rent. Upon receipt, we will then complete a reference report. Prior to taking occupation of the property you will be required to pay a deposit equivalent to five weeks rent (to include the holding deposit received), together with the first months rent in advance.

## Directions

From Framlingham take the B1120 signposted Badingham. Continue for approximately three miles and at the junction with the A1120 turn right signposted Badingham and Yoxford. Continue on this road for approximately three miles and upon entering the village of Peasenhall take the first turning left signposted Heveningham. Poplars Farm is situated on the right hand side after approximately two miles. What3words:///earplugs.gravitate.suckle

