

A three bedroom detached Grade II Listed farmhouse, situated in an elevated and convenient location on the outskirts of the desirable town of Framlingham

Rent £1,500 p.c.m
Ref: R2027

Hill Farm
Victoria Mill Road
Framlingham
Suffolk
IP13 9SA



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

Hill Farm is located in an elevated and convenient position on the outskirts of Framlingham, yet within a fifteen minute walk of the central Market Square. This historic town is best known for its fine Medieval Castle and offers a wide variety of shops, businesses and cafes, which includes a Co-op supermarket. The town also boasts a wide range of pubs, restaurants and also a doctor's surgery, veterinary practice, pharmacy and library. There are also excellent schools in both the state and private sector.

The town of Woodbridge, lying on the banks of the River Deben, is about 15 miles to the south and offers a further choice of shopping and schooling facilities as well as recreational pursuits including sailing on the River Deben, golfing and excellent walks. The Heritage Coast at Aldeburgh is about 15 miles to the east and offers a further choice of recreational facilities. The County Town of Ipswich, about 20 miles, benefits from Inter City rail links to London's Liverpool Street station which take just over the hour.

The Accommodation

Ground Floor

Entering through a wooden stable door into

Entrance Hallway

With shoe rack and coat hooks, radiator and doors leading off to

Study/Office 10'8 x 8'8 (3.25m x 2.64m)

North and West. A good size office space with telephone socket and radiator.

Shower Room

Fitted with WC, wall mounted wash hand basin and fully tiled shower cubicle. Radiator.

Utility Room

Fitted with butler sink and wooden draining board. Section of worksurface with space and plumbing below for washing machine and tumble drier. Oil fired boiler and heating controls.

Kitchen 18'2 x 14'4 (5.53m x 4.36m)

North and South. A spacious room fitted with an excellent range of base and eye level kitchen units with marble worksurface over inset with a large one and a half bowl butler style sink with mixer tap. Large electric Aga. Integrated dishwasher and space for fridge/freezer. Seating area with space for good size table and chairs and with window overlooking the rear garden. Radiator. Door to the rear porch with access to the garden.

From the kitchen, an open archway leads through to the

Dining Room 18'9 x 22'1 (5.71m x 6.73m) (max into alcoves)

North and South. A light dual aspect room with large attractive brick fireplace housing a double door wood burning stove. Windows to the front and rear, radiator and TV aerial socket. Understairs storage area.

Sitting Room 18'10 x 15'8 (5.74m x 4.77m)

North, South and East. A spacious and light room with large central fireplace housing a double door wood burning stove. Radiator and TV aerial sockets.

Stairs from the kitchen lead up to the

First Floor

Landing

With doors off to

Bedroom One 18'4 x 11'0 (5.58m x 3.35m)

North and South. A good size double bedroom fitted with a range of wardrobe cupboards, shelving and **airing cupboard**. Radiator. Door to the

En-suite Shower Room

Fitted with low flush WC, wash hand basin with vanity cupboard below and fully tiled shower cubicle with Mira shower. Heated towel rail, shaver light and extractor fan.

Bathroom

Fitted with WC, wash hand basin with vanity cupboard below and P-shaped bath with Aqualisa electric shower. Chrome heated towel rail.

Bedroom Two 13'6 x 8'10 (4.11m x 2.69m)

North. A smaller double or excellent size single bedroom with window overlooking the garden. Radiator. Walk-in fitted hanging cupboard.

A door off the main landing gives access to an *Inner Landing* with good size understairs storage space, stairs off to the attic rooms and door through to

Bedroom Three 18'2 x 15'5 (5.53m x 4.69m)

North and South. An extremely spacious bedroom with windows to the front and rear and views towards Framlingham. Radiator. Walk-in fitted hanging cupboard.

Stairs from the inner landing lead up to

Second Floor

Landing

With doors off to

Attic Room One 16'3 x 11'2 (4.95m x 3.40m) (partially restricted ceiling height)

East. A versatile room which would make a good size study, with window providing wonderful views of the adjoining farmland. Radiator and telephone socket.

Attic Room Two

An un-renovated room but providing excellent additional storage space.



Outside

Hill Farm is situated in an elevated position on the outskirts of Framlingham with far reaching views across farmland. The farmhouse is approached through the adjoining farmyard over which there is a right of way to the property with parking for two cars. There is a good size, attractive landscaped garden to the rear which is enclosed and provides a good level of privacy from the adjoining farmstead and children's nursery. The garden is laid predominantly to lawn and is surrounded by well stocked herbaceous borders and interspersed with a number of shrubs and fruit trees. Adjacent to the house is a hard landscaped terrace area. The attractive former dairy lies to the rear of the property and the rooms within either end of the building can be included within the tenancy to provide general storage.

Services Mains electricity. Shared mains water. Private drainage. Oil fired central heating.

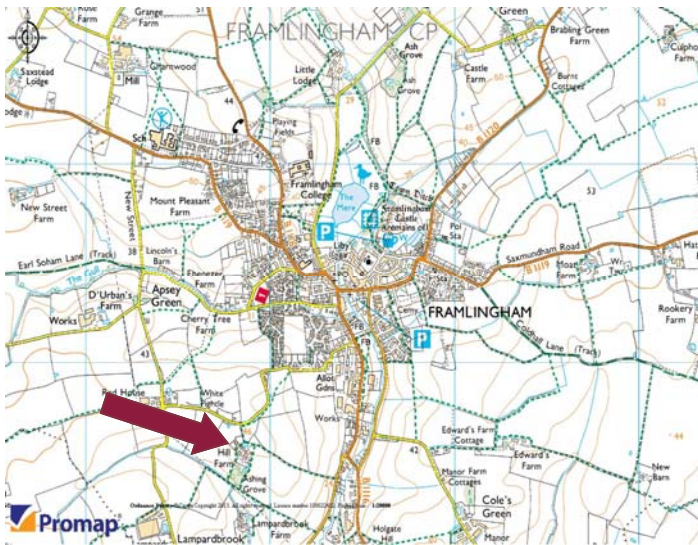
Council Tax Band G. £3,744.85 payable 2025/2026

Local Authority East Suffolk Council.

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>

Viewings Strictly by appointment with the Agent.



Directions

From Clarke & Simpson's office in Well Close Square, proceed in a southerly direction along Station Road and take the right hand turning into Victoria Mill Road just before the Station Pub. Continue along this road for approximately 3/4 mile where the driveway for the property will be situated on the left hand side and as identified by the Clarke and Simpson 'To Let' Board.

For those using What3words app:
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	41 E	
21-38	F		
1-20	G		

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

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