

*A well presented two bedroom /
two bathroom fully furnished
cottage with parking and
courtyard garden in a rural
location.*

Rent £1,000 pcm
Ref: R2347

Wheelwrights Cottage
Colston Hall
Badingham
Suffolk
IP13 8LB



To let fully furnished on an Assured Shorthold Tenancy for an initial term of six months (with a view to extending).

Contact Us



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

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

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

Location

Wheelwrights Cottage forms part of Colston Hall which is a sixteenth-century farmhouse and cottages, situated on the outskirts of rural village of Badingham.

Badingham is situated about four miles north of the historic town of Framlingham, well known for its fine Medieval Castle and also providing a good selection of local shops and schooling in both state and private sectors. The village has a popular public house and village hall which is home to a local nursery school.

The County Town of Ipswich is about twenty two miles to the south, with fast Inter City rail services from there to London's Liverpool Street station, taking just over the hour. There are also railway links to Ipswich from Saxmundham and Halesworth each approximately 10 miles distance. The Heritage coast at Aldeburgh is about fifteen miles.

The Accommodation

Ground Floor

Entering through a partially glazed front door into

Open Plan Living Area 9'6" x 23'1" (2.916 x 7.061)

A dual aspect sitting/dining room benefitting from under floor heating to the ground floor. Wall mounted controls for the under floor heating. Wall mounted lights and spot lights. Staircase leading off to the first floor. The Dining area leads to

Kitchen 7'9" x 6'8" (2.384 x 2.053)

With a range of wall and base units in a cream shaker style with rolltop worksurface inset with a stainless steel sink with mixer tap over and tiled splashback surround. Tiled floor with underfloor heating. Electrolux electric oven with electric hob with extractor hood over. Washing machine, slimline dishwasher and fridge freezer. Small window overlooking the front of the property and driveway.

From the living area a door leads into

Ground Floor Bedroom 8'7" x 13'10" (2.621 x 4.243)

A dual aspect twin room with unfloor heating. TV point and wall mounted thermostat control for the underfloor heating.

A door from the bedroom leads into

En-suite Shower Room

A ground floor shower room comprising glass shower cubicle, pedestal wash hand basin and low level flush WC. Tiled walls and flooring with underfloor heating. Obscure glazed window. Extractor fan together with mirror and shaving light over.



From the living area the staircase leads to

First Floor

Landing

With useful storage cupboard and skylight window.



Main Bedroom 14'10" x 13'2" (4.54m x 4.02m)

A large double bedroom with beams to the centre of the room (restricted height due to eaves). Window to the front elevation and double panelled radiator.



Bathroom

A white suite comprising of a P-shaped bath with shower screen and overhead shower. Low level flush WC and pedestal wash hand basin. Skylight window and extractor fan. Double panelled radiator and mirror with shaver light above sink.

Outside

To the rear of the property there is a patio area which is private to wheelwrights cottage. With a paved and slabbed area, to include mature shrubs and a seating bench. There is parking for one vehicle immediately to the right hand side of the property.

NB: *There is a monthly service charge of £350 to cover all utilities and council tax.*

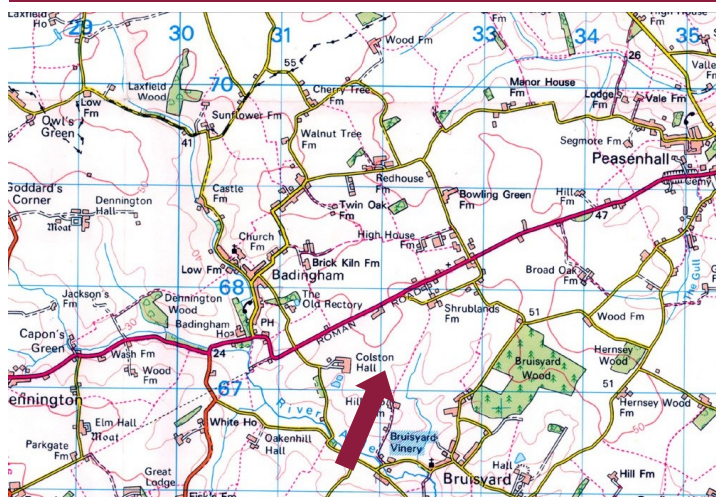
Services All services charged monthly in addition to the rent

Council Tax Included within the service charge

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>

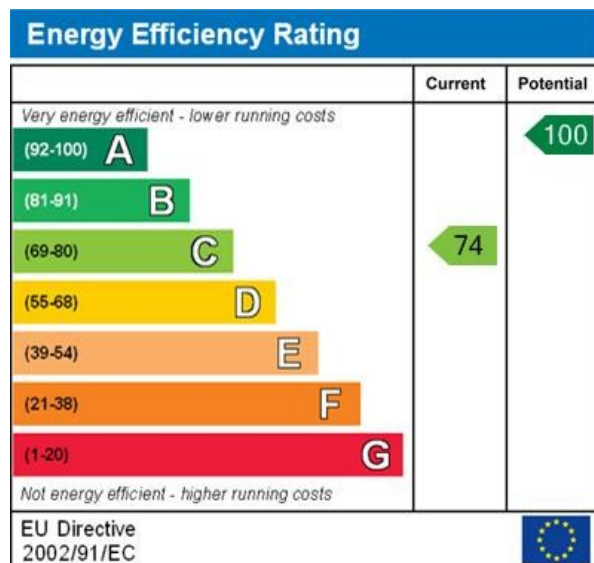
Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Directions

From Framlingham head North along the B1120 towards Badingham. At the T-Junction (on approaching the A1120) turn right heading towards the village. Following the bend, on the right hand side, before the crossroads, you will see a sign for Colston Hall. Proceed along this road and the entrance to Colston hall will be directly in front. Enter the private driveway and Wheelwrights Cottage will be to your left hand side.

For those using What3words app:
///gown.option.airbrush



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. **September 2025.**

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