

A unique opportunity to rent a beautiful Georgian farmhouse situated in a delightful rural setting on the outskirts of Ipswich.

Rent £1,750 p.c.m
Ref: R1129/H

Brook House Farm
Ashbocking Road
Henley, Nr Ipswich
Suffolk
IP6 0SE



To let unfurnished on an Assured Shorthold Tenancy for an initial term of one to five years.

Contact Us



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

And The London Office
87 St James Street
London SW1A 1PL

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

Location

Brook House Farm is situated in a delightful rural position on the outskirts of the popular village of Henley and is just a ten minute drive from the centre of the county town of Ipswich.

Ipswich has an excellent range of leisure and retail facilities together with a good choice of schooling both within the state and independent sector.

The property is fifteen minutes by car from Ipswich railway station, with mainline train services to London Liverpool Street with journey times of just over an hour. The location of Brook House Farm also offers very good access to the A14 and A12 trunk roads and is approximately one hour from Cambridge and the M25.

Ground Floor

Entering through double glazed doors into:

Breakfast/Morning Room 13'8 x 10' (4.16m x 3.04m)

East, West and North. A light and versatile room with a triple aspect outlook over the traditional barns and the side garden. Double panel radiator, wall mounted lighting and with glazed sliding doors through to

Kitchen 17'10 x 13'8 (5.43m x 4.16m)

North. An impressive room containing an excellent range of newly fitted base level and wall Shaker style kitchen units in cream with oak laminate roll over worksurface incorporating a one and a half bowl stainless steel sink with mixer tap. Recess for under counter refrigerator. Matching island unit with additional cupboard units and incorporating a breakfast bar complete with electric sockets and USB ports. The chimney recess houses a four ring gas hob with electric single oven below and with cupboard unit. Feature Dutch bread oven (not operational). Inset ceiling spotlights. Double panel radiator and carpeted rear stairs leading to first floor. Outlook to the side of the property and with doors off to:

Pantry area

East. Incorporating a hot water cylinder and with wall mounted heating and water controls. Additional storage space. Attractive outlook over the rear garden.

Utility Room/Former Dairy 14'1 x 9' (4.29m x 2.74m)

North and East. Retaining a great deal of the original character and with a range of worksurface incorporating a one and a half bowl stainless steel sink with mixer tap, cupboard units below and with recess for washing machine and tumble drier. Exposed wall timbers, attractive Suffolk brick floor, double panel radiator, understairs storage area and with outlook to the side and rear gardens.

Dining Room 15' x 14'11 (4.57m x 4.54m)

West and North. A good size dual aspect room with high ceilings and with central black marble and tiled feature fireplace (not operational) and with cupboard space and chimney alcove. Double panel radiator and outlook over the side and front gardens. Door through to

Front Reception Hallway

A light open area with beautiful early Victorian tiled floor, carpeted stairs leading to first floor, understairs storage cupboard, double panel radiator and with doors off to

Sitting Room 15' x 14'10 (4.57m x 4.52m)

West. A further excellent size room with high ceilings and with attractive wooden and marble surround fireplace with Jetmaster solid fuel stove set on marble hearth. Television point, telephone point and double panel radiator. Outlook to the front of the property over the walled horse pond with water lilies and to the traditional farms beyond. Single glazed doors leading through to



Conservatory/Sun Room 21'1 x 8'6 (6.42m x 2.59m)

South, West and East. A superb modern addition with glazed walls to three sides and providing panoramic views of the gardens, meadows and barns beyond. Double panel radiator, wall mounted lighting.

Accessed from the kitchen and front hallway, doors lead to:

Central Hallway

With single panel radiator and with doors off to:

Cloakroom

East. Incorporating a low flush WC, pedestal basin, extractor fan, single panel radiator. Exposed ceiling timbers.

Walk-in Cupboard 6' x 4'1 (1.82m x 1.24m)

Providing useful additional storage space and with a range of wall mounted shelving and electric socket.

Study 13'4 x 6'10 (4.06m x 2.08m)

South. With wooden tiled surround feature fireplace with steel grate and tiled hearth (not operational). Two small cupboard units to either side of the fireplace. Single panel radiator, telephone point and pleasant outlook over the well maintained gardens.



Stairs lead from the main entrance hallway up to the

First Floor

Galleried Landing

With single panel radiator, heating and water controls and with doors off to

Master Bedroom 14'11 x 13' (4.54m x 3.96m)

North and West. An impressive dual aspect room with high ceilings, double panel radiator, hanging cupboard and with a superb dual aspect outlook over the traditional barns, Mediterranean garden and to the original horse pond and farmland beyond. Door through to:

En-Suite Shower Room

West. With low flush WC, pedestal basin and tiled and glazed separate shower cubicle with extractor fan over. Single panel radiator, shavers socket, Dimplex fan heater and outlook over the horse pond and farmland beyond.

Bedroom Two 14'11 x 13'1 (4.54m x 3.98m)

South and West. A further excellent size light double bedroom with feature Victorian fireplace, hanging cupboard, double panel radiator and views to the front and side gardens and to the grass meadow beyond.

Family Bathroom

East. With plastic panelled bath, low flush WC, pedestal basin and with separate tiled and glazed shower cubicle with extractor fan over. Shavers socket, wall mounted fan heater and outlook to the rear garden.

Bedroom Three 14' 9 x 7'7 (4.49m x 2.31m)

South. With single panel radiator and very pleasant outlook over the side gardens and grass paddock beyond.

From the galleried landing, steps lead down to the:

Central Landing

West. With double door airing cupboard with slatted shelves. Single panel radiator. Small wall cupboard and internet router connection point. Outlook to the rear of the property and door through to:

Rear landing

Rear stairs leading down to kitchen and with doors off to:

Bedroom Four 13'10 x 7'7 (4.21m x 2.31m)

North. With double panel radiator and outlook to the entrance courtyard.

Family Bathroom Two

North. With plastic panelled bath, low flush WC, pedestal basin and with separate tiled and glazed shower cubicle with extractor fan over. Shavers socket, wall mounted fan heater and outlook to the entrance courtyard.

Bedroom Five 14'1 x 9'2 (4.29m x 2.79m)

North and East. With double panel radiator and outlook to the entrance courtyard and rear gardens.

Outside

Brook House Farm enjoys a superb rural position on the outskirts of Henley and is surrounded by attractive gardens and farmland.

A sweeping driveway leads from the public highway up to the side of Brook House Farm, where there is an extensive entrance courtyard. Adjoining this is a **single garage** with electric up and over door and a good size traditional weather boarded **outbuilding** with lean-to providing further garaging and/or additional and very useful general purpose storage space, both of which have electric lighting. Two further small tool sheds are included in the letting, on the opposite side of the courtyard.

There is a wonderful large garden included within the tenancy and which surrounds the property on all sides. The very well maintained gardens comprise areas of lawn surrounded and interspersed by mature trees, shrubs and formal floral and herbaceous beds. At the front of the house is a very attractive red brick walled horse pond which forms a wonderful feature. To the side of one of the traditional barns is a very large walled and shingled Mediterranean courtyard with planters and ornamental farming curios from a bygone age and which forms a wonderful area ideal for alfresco dining.

Important Note

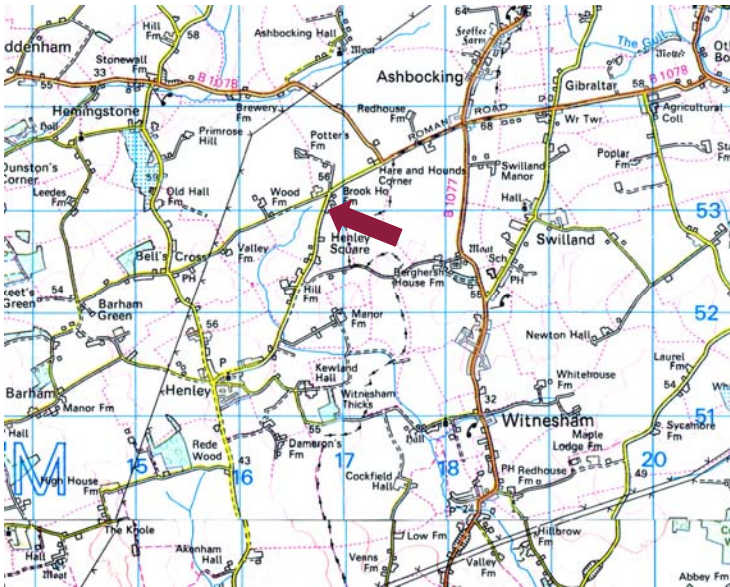
- It is a requirement of the tenancy that the tenant will employ the services of town & Country Projects (of Whatfield, Hadleigh) to continue maintaining the garden, as they have done so for a number of years. This includes the cutting of the lawns and maintenance of the hedges and floral beds. The tenant will pay to the landlord the additional sum of **£165 per calendar month** for these services.





Services Mains water and electricity connected. Private drainage system. Oil central heating.
Council Tax Band F £2,274.67 payable 2017/2018.
Local Authority Mid Suffolk District Council.
Application Fee £225 plus VAT.

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 2017



Directions

Head north out of Framlingham on the B1119 and at the junction with the A1120 at Saxtead Green, turn left and continue for approximately three miles. Before entering the village of Pettaugh, turn left onto the B1077 and continue through the villages of Helmingham and Ashbocking. At the T junction with the B1078, turn right and after half a mile, turn left signposted Henley and Ipswich. Brook House Farm is situated half a mile on the left as identified by the Clarke and Simpson 'To Let' Board.



Energy Performance Certificate



Brook House Farm, Ashbocking Road, Henley, IPSWICH, IP6 0SE

Dwelling type: Detached house Reference number: 8237-6328-6510-4645-9996
 Date of assessment: 15 August 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 16 August 2013 Total floor area: 258 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

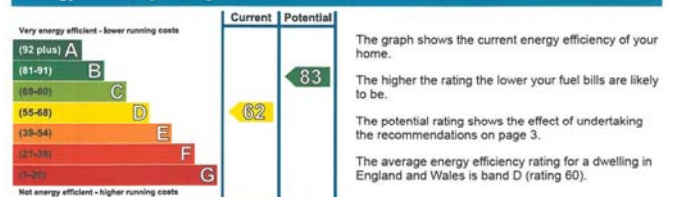
Estimated energy costs of dwelling for 3 years:	£ 7,035
Over 3 years you could save	£ 2,784

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 336 over 3 years	<p>You could save £ 2,784 over 3 years</p>
Heating	£ 6,132 over 3 years	£ 3,564 over 3 years	
Hot Water	£ 567 over 3 years	£ 351 over 3 years	
Totals	£ 7,035	£ 4,251	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,001	✓
2 Floor insulation	£800 - £1,200	£ 582	✓
3 Solar water heating	£4,000 - £6,000	£ 201	⊕

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Need to sell or buy furniture?
 If so, our Auction Centre would be pleased to assist — please call 01728 746323.