A most unusual opportunity to rent a house of historic note in the popular village of Peasenhall

To let unfurnished or partly furnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Rent £595 p.c.m
Ref: R1464/F

The Cottage,
New Inn, 3 The Knoll
Peasenhall,
Saxmundham,
Suffolk
IP17 2JE

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Location
The Cottage, New Inn is set at the heart of the popular village of Peasenhall. Peasenhall has a post office and general store and also a butcher’s shop, tea rooms and an antique shop. Within walking distance is The White Horse public house in the neighbouring village of Sibton. The historic town of Framlingham is within about 6 miles with the market town of Saxmundham within about 5 miles where there is a railway station with connecting trains to Ipswich and some through trains direct to London’s Liverpool Street Station. The Heritage Coast is within about 9 miles with the popular coastal centres of Southwold, Walberswick, Aldeburgh and Thorpeness.

History of The New Inn
In 1464 the Abbot of Sibton conveyed to John Kempe the triangle of land in Peasenhall called The Knowle or Knoll, directly adjoining the King’s Highway. On it he built the hall-house which in 1478 was referred to as the New Inn. In the 16th and 17th centuries many alterations were made to the New Inn, the chief of which were the insertion of a floor into the great open space of the hall and the building of brick chimneys in the hall and Low End. Plastered ceilings hid the timbers of open roof spaces. Additions were made at the southern end, which included a shop. The property was divided between different owners, but part of it seems to have continued to be an inn at least until the 18th century. Thereafter further alteration and division disguised the medieval character of the building, but some memory of this lingered on, so that when the derelict cottages into which it had declined were acquired in the 1950s by Blyth Rural District Council, they took some trouble to find out more about them before the demolition that was meant to be their fate. What they discovered resulted in the transfer of the whole row of buildings to the Landmark Trust in 1971.

The Accommodation
Ground Floor
Entering from the front into the

Dining Room 9’1 x 11’10
A most endearing room with exposed wall timber, fitted window seat, recessed shelving, night storage radiator and open through to

Inner Lobby
With access to the kitchen and stairs off to the first floor. Additional useful storage in the under stairs cupboard. A further door from the dining room leads through to the

Sitting Room 16’11 x 11’
A most attractive room with traditional pamment flooring, exposed wall timbers and large open fireplace with brick surround and Bressumer beam over housing a large wood burning stove, night storage radiator and windows overlooking the rear garden area and also to the front across the attractive green.

Kitchen 6’5 x 7’2
With back door to rear garden and a range of base units incorporating a single drainer stainless steel sink, a Tricity Bendix electric cooker and Bosch under counter fridge, exposed brick wall and additional feature shelving.
First Floor
Stairs lead from the inner lobby to the

First Floor Landing
With polished board floor, night storage heater, access to airing cupboard with fully lagged hot water tank and doors to

Bedroom One 17'1 x 8'9
Again with windows to both front and rear, polished board flooring, night storage radiator, exposed wall timbers and feature brick chimney breast, mullioned window and doors to two storage cupboards

Bathroom
Again with boarded floor and three piece suite comprising pedestal wash basin, panelled bath and low flush WC with feature tongue and groove boxing and exposed wall timbers. Heated towel rail.

Bedroom Two 16'6 x 10'2
Another good sized room with exposed ceiling timber, views across the green to the front.

Second Floor
Stairs lead from the first floor to the

Second Floor Landing / Dressing Room 6'10 x 9'5
With exposed boarded flooring, a wealth of exposed wall and ceiling timbers, sky light. Restricted height at the edges. A small doorway leads to

Bedroom Three 10'4 x 9'7
With sky light and small window. A pleasant feature room tucked away in the eaves with night storage radiator.

Outside
There is an area of communal garden to the front and rear of the property. There is also shared parking an one space allocated and additional visitor parking. Occupiers are asked to park considerately.

Important Notes:
- The property is currently partially furnished by period furniture supplied by the Landmark Trust who own the property. The property that is in the house can remain or it may be removed by negotiation with the Landmark Trust although the preference would be for it to remain.
- In order to preserve and protect the historic setting of the buildings no changes to the exterior of the property are permitted (including no garden furniture, ornaments and plant pots).
- The property is not suitable for pets

Services
Mains water, drainage and electricity connected.

Council Tax
Band C £1,355.51 payable 2016/2017

Local Authority
Suffolk Coastal District Council

Application Fee
£200 plus VAT

September 2016
Directions
From Framlingham take the B1120 travelling north towards Badingham. At the T-Junction with the A1120 turn right and continue for approximately four miles into the village of Peasenhall. The Knoll is situated on the left hand side immediately before Weavers Tea Room.

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