

*A beautifully renovated Grade II Listed Farmhouse situated in a idyllic rural position, close to Framlingham and surrounded by apple orchards*

Rent £1,800 p.c.m  
Ref: R1795/H

Valley Farm  
Brundish  
Woodbridge  
Suffolk  
IP13 8BP



To let unfurnished on an Assured Shorthold Tenancy for an initial term of 12 or 24 months (with a view to extending).

Contact Us



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## Location

Valley Farm is situated in an idyllic and secluded rural position nestled within Valley Farm Orchards, Brundish.

The village of Brundish is situated about two miles from Laxfield to the east and Stradbroke about four miles to the north, both having shops providing everyday needs. The village itself benefits from a public house and a well-equipped village hall which has an active social calendar with fetes in the summer and at Christmas.

The historic town of Framlingham lies about four miles to the south and has excellent schooling in both the state and private sector and offering further shopping facilities. The Heritage Coast with the popular centres of Aldeburgh, Southwold and Walberswick is approximately fifteen miles away and the County town of Ipswich lie approximately twenty miles to the south. The South Norfolk town of Diss, lies about 15 miles to the north-west of the property. From here are direct trains to Norwich and London's Liverpool Street station.

## The Accommodation

### *The House*

Entering through a partially glazed solid wooden door into

### *Entrance Hallway*

A door leads out to the rear garden and terrace. Wall mounted coat hooks. Mathius electric heater and door to

### *Sitting Room* 17'5 x 14'5 (5.30m x 4.39m)

East and West. A light and spacious room with a wealth of timbers and feature wooden wall panelling. Large central fireplace with brick surround and wooden bressumer beam over, housing a double door woodburning stove. Two Mathius electric heaters, TV aerial socket, telephone socket and fitted display cabinet with storage below. Windows overlooking the front and rear gardens.

A door leads through to an inner hallway, with further door to the



*Drawing Room* 17'4 x 12'5 (5.28m x 3.78)

East and West. A good size reception room with a wealth of timbers and original Suffolk brick flooring. Impressive central fireplace with brick surround and chimney breast and housing a woodburning stove. Door giving access out to the front of the property. Two Mathius electric heaters, TV aerial socket and display cabinet with storage below.



Doors off the entrance hallway lead to

*Wash Room* 15'8 x 10'11 (4.77m x 3.32m)

Fitted with work surface with space and plumbing below for washing machine and tumble dryer. Mathius electric heater and door to

*Cloakroom*

With low flush WC, wall mounted wash hand basin and mirror with lighting.

A further door from the entrance hallway leads through to the

*Snug/Study* 10'3 x 10'3 (3.12m x 3.12m)

West. A versatile room which could be used as a snug area or study and with good size understairs storage cupboard, Mathius electric heater and TV aerial socket.

A door leads through to the



***Kitchen*** 17'2 x 10'11 (max) (5.23m x 3.32m)

East and West. Fitted with an excellent range of base and eye level kitchen units with cream fascia doors and granite work surface over inset with a butler sink and granite drainer. Oil fired Rayburn. Integrated Zanussi electric oven. Zanussi four ring electric hob and extractor hood over. Integrated Zanussi dishwasher. Integrated Zanussi fridge and freezer. A side door gives access to the gardens with a further door leading to the **pantry** with a range of shelving and cupboards and housing the water softener.

An open archway and steps leads down to the

***Breakfast Room*** 10'5 x 10'1 (3.17m x 3.07m)

South and East. Door leading out to the rear courtyard. Fitted cupboard containing the fuse board and electricity meter. Mathius electric heater and TV aerial socket.



Stairs from the snug/study lead up to the

**First Floor**

***Landing***

With high level storage cupboard and doors off to

***Bedroom Four*** 9'9 x 7'9 (2.97m x 2.36m)

West. A good size single bedroom with window overlooking the front of the property. Mathius electric heater and TV aerial socket.

***Walk-in Airing Cupboard***

With hot water tank and electric immersion, partially slatted wooden shelves and wall mounted fuse board.

### *Family Bathroom*

Fitted with low flush WC, wash hand wash basin with vanity cupboard below and wooden panelled bath with chrome mixer tap and shower attachment over. Extractor fan and mirror fronted medicine cabinet.

### *Inner Landing*

With doors leading to

### *Master Bedroom* 19'11 (max) x 17'5 (6.07m x 5.30m)

East and West. An impressive bedroom with vaulted ceiling and a wealth of timbers. Central fireplace with brick surround with bresummer beam over, housing a woodburning stove. A range of fitted storage drawers. Two Mathius electric heaters, telephone socket, TV aerial socket and door leading through to the

### *En-Suite Shower Room*

With low flush WC, wall mounted wash hand basin and fully tiled shower cubicle with chrome shower controls and oversized shower head. Extractor fan and wall mounted towel heater.

### *Bedroom Two* 13' x 8'6 (3.96m x 2.59m)

West. A small double bedroom with window overlooking the front of the property. Mathius electric heater, TV aerial socket and telephone socket.

### *Bedroom Three* 12'6 x 9'11 (3.81m x 3.02m)

West. A double bedroom with window towards the front. Mathius electric heater and TV aerial socket.



## **The Annexe**

A wonderful stand alone Annexe, constructed and fitted to a very high standard, which offers superb additional accommodation/living space, just a stone's throw from the main farmhouse. It offers great flexibility and can be used as separate accommodation/work space or party space!

Entering through a solid wooden stable door into

### ***Kitchen*** 11'7 x 10'1 (3.53m x 3.07m)

North. Fitted with a range of base level kitchen units with solid wooden work surface over, inset with a butler sink. Integrated dishwasher and low level fridge. Rangemaster oven with five ring gas hob and extractor hood over. Mathius electric heater.

### ***Bathroom***

Fitted with low flush WC, pedestal wash hand basin and half size 'P' shaped bath with Mira shower over and glass shower screen. Extractor fan, Dimplex fan heater and heated towel rail. An open archway leads through to the



### ***Main Living Area*** 20'8 x 18'8 (6.29m x 5.68m)

South, East and West. A superb living area with full height ceilings and a wealth of wooden beams. Double door Villager woodburning stove. Mathius electric heater, TV aerial socket and patio doors leading out to the terraced seating area where there is a wonderful outlook towards the orchards and across the adjoining moat. Stairs leads up the

### ***Mezzanine Bedroom*** 17'9 (max) x 10'2 (max) (3.08m x 3.69m) (restricted ceiling height)

North. With window looking towards the main house and cupboard containing the water tank.





## Outside

Valley Farm is situated in a picturesque rural position on the edge of the village of Brundish standing within extensive and mature grounds. The house is approached via a shared driveway with Valley Farm Orchards and this leads to an entrance gate providing access to the private driveway for Valley Farm. There is an excellent size parking area and shingle turning circle to the front of the property.

Adjoining the driveway is a **double garage** measuring 26'3 x 19'10 and an attached **office** measuring 10'6 x 8'8 with useful **storage area** measuring 8'7 x 8'2. Adjacent to the parking area is a pair of double gates - these are for access to the orchards and will not be available for use by the tenant.

Valley Farm is surrounded by extensive mature and well maintained gardens to include a pleasant lawn area at the rear and terrace, which provides a delightful seating area. Beyond the terrace is a large meadow which is bordered by mature trees and hedgerows and is currently used as a children's football pitch. To the side of the property there is the former moat over which there is a small wooden bridge.



*Services* Mains water and electricity. Private drainage.

Electric heating and oil fired Rayburn.

*Council Tax* Band G, £2,616.92 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.

**JUNE 2017**





## Directions

Head north along the B1116 (College Road) to Dennington. In the centre of the village turn right and then almost immediately left, signposted Stradbroke. Continue for approximately two miles, taking the fourth turning on the left (opposite Grange Farm) and the entrance to Valley Farm is approximately 500 yards on the left on the sharp right hand bend. Bear right after 50 yards and continue along the driveway past Orchard Cottage and the property is situated a short distance further on the left hand side.



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