



HELMINGHAM HALL  
ESTATE

## 140/141 Church Row Cottages

FRAMSDEN, STOWMARKET, SUFFOLK, IP14 6HS



**An attractive detached cottage forming part of the Helmingham Estate offering extensive accommodation with a large garden. The cottage occupies an enviable position in the heart of Framsden village, close to the church.**

**Rent £975 pcm**

**Four bedrooms  
Two bathrooms  
Sitting room  
Dining room  
Kitchen  
Office/snug.  
Range of outbuildings  
Large garden  
Off road parking  
Unfurnished.**



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### Location

The property is situated on the edge of the village of Framsdén, surrounded by open countryside. Framsdén is approximately nine miles east of Stowmarket and 10 miles north of Ipswich. The A14 is approximately six miles away giving direct access to The Midlands and to the A12. Mainline rail services run regularly to London Liverpool Street station from Stowmarket (85 mins), and Ipswich (75 mins).

### Directions

Heading east on the A14, leave at junction 51 and head north on the A140, signposted to Norwich. After approximately 3 miles turn right onto the A1120/Stowmarket Road. After approximately 6 miles you will reach the village of Pettaugh. At the T junction, turn right and follow the road round a sharp left hand bend. After a further 2 miles (approximately) turn right on to the B1077 signposted Helmingham and Ashbocking. Follow this road for approximately 1 mile until you reach a sharp right hand bend with a grass island to your left. Turn left before the grass island towards the village of Framsdén. Follow the road through the village past the Doberman Pub on your right hand side and take the first right hand turning and turn immediately right again into Church Row. Cottage 140/141 can be found on the left hand side approximately half way down.

### The Accommodation

(All measurements are approximate)

#### Ground Floor

**Sitting Room:** 4.5m x 3.8m

With open fireplace and window to front elevation.

**Porch 1:** 1.8m x 0.9m

With door to sitting room and stairs to bedrooms 1 and 2.

**Dining Room:** 4.5m x 3.8

With open fireplace and window to front elevation

**Porch 2:** 1.8m x 0.9m

With door to dining room and stairs to bedrooms 3 and 4.

**Office/Snug:** 4.9m x 1.8m

With windows to rear and side elevations and under stairs storage cupboard.



**Kitchen:** (L shaped) 5.1m x 1.8m and 4.7m x 2.2m

Fitted kitchen with space for fridge and washing machine. Door to rear garden,, windows to rear and side aspect.

**Shower Room (Wet Room):** 2.2m x 1.4m

With walk in shower with shower curtain, WC and hand basin.

**Rear Entrance Hall:** 2.2m x 1.8m

With doors to dining room, bathroom and rear of property.

**Downstairs Bathroom:** 2.3m x 2.3m

With bath, WC and hand basin. Window to rear.

#### First Floor

**Bedroom 1:** 4.5m x 3.1m (3.5m into alcove)

With slanted ceiling to rear elevation and window to front elevation.



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**Bedroom 2:** 2.6m x 2.5m (maximum with window to side elevation).

(Bedrooms 1 and 2 are accessed via porch 1, off the sitting room)

**Bedroom 3:** 4.5m (maximum) x 3.1m (3.5m into alcove)

With slanting ceiling to rear elevation, window to front elevation and loft hatch.

**Bedroom 4:** 2.6m x 2.4m (maximum to bottom of sloping ceiling)

With window to side elevation.

### Outside

Gardens surround the property, which is mainly laid to lawn with shrubs to the front of the property. There is also a range of brick built outbuildings and a further range of wooden garden sheds.

### Services

Mains electricity and water and private drainage. The property has oil fired central heating.

### Council Tax

Band D - £1,521.64 (2009/2010)

### Local Authority

Mid Suffolk District Council – 01449 724885

### Viewing

Strictly by prior appointment with the vendor's sole agents:-

Strutt and Parker  
11 Museum Street  
Ipswich  
Suffolk  
IP1 1HH  
Tel: 01473 214 841

### Terms

The main terms upon which the property is available are as follows:

1. **Tenancy** – Assured Shorthold Tenancy of 12-24 months.
2. **Rent** - £1000 pcm paid monthly in advance by standing order.
3. **Insurance** – The Landlord will insure the structure of the property but will recharge the annual premium to the tenant. The current premium amounts to £91.85.
4. **Repairs** – Responsibility for repairs will be in accordance with the Housing Act.
5. **Pets** – Pets will be allowed subject to the consent of the Landlord.
6. **Deposit** – A deposit of £2000 will be taken at the commencement of the tenancy.

### Important Notice

Strutt and Parker for themselves and for the lessors of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute part of an offer or contract. Prospective lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Strutt and Parker has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Strutt and Parker, nor enter into any contract on behalf of the Landlord.
4. No responsibility can be accepted for any expenses incurred by intending



tenants in inspecting properties, which have been sold, let or withdrawn.

**Measurements and Information**

All measurements are approximate.

Whilst we endeavour to make our lettings particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Rights of Way, Wayleaves and Easements**

The tenancy is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

**Reference**

Particulars prepared April 2010