

Elm Farmhouse

Helmingham, Suffolk

Ipswich 10 miles



A most attractive and spacious farmhouse set in its own grounds in the heart of the Suffolk countryside forming part of the Helmingham Estate

Rent £1,600 per calendar month

4 Bedrooms
2 Reception Rooms
2 Bathrooms
Playroom / Bedroom 5
Study / Office
Den
2 Garages
Large Garden
Paddock
Stabling
Outbuildings

Location

Elm Farmhouse is situated in its own private grounds, between the villages of Helmingham and Otley. The property is approximately 6 miles to the south of Debenham, and 10 miles to the north of Ipswich, and via the A1120 there is good access to the A14.

The county town of Ipswich provides a full range of shopping, commercial, educational and recreational facilities. Intercity Main line services run regularly to London Liverpool Street Station in just over one hour.

Helmingham is an extremely popular village within the heart of the well known Estate and offers a nearby public house, and an excellent Primary School in the village.

Property

The property comprises of the following combination:-

(All measurements are approximate).

Accommodation

Ground Floor

Entrance Hall with staircase to first floor

Sitting Room

15'1" x 16'09" (4.60m x 5.10m) – Large open fireplace with wood burning stove, double aspect to windows, ornate plaster ceiling.

Dining Room

15'1" x 11'10" (4.60 m x 3.60m) – with open fireplace

Study

5'1" x 10'2" (4.60m x 3.10m) – Open fireplace.

Kitchen/Breakfast Room

15'9" x 14'1" (4.80m x 4.30m) – With a range of units, including an Aga range and oil fired boiler.

Utility Room

including downstairs cloakroom.

First Floor

Staircase to second floor playroom/5th bedroom.

Bedroom 1

15'5" x 12'6" (4.70m x 3.80m)

Ensuite Bathroom

Bedroom 2

15'3" x 13'5" (4.65m x 4.10m)

Bedroom 3

15'1" x 8'10" (4.60m x 2.70m) – double aspect windows.

Bathroom with door to:

Den

18'1" x 8'6" (5.50m x 2.60m) – width to mid eaves only.

Bedroom 4

14'9" x 10'6" (4.50m x 3.20m)

Playroom/Bedroom 5

32'2" x 8'10" (9.80m x 2.70m) – restricted headroom. Width to mid eaves only.

Outside

The Farmhouse is set within its own considerable grounds which include stables, double garage, ponds and paddock.

Services

Mains electricity and water, with a private drainage system and Oil fired central heating.

Terms of Lease

24 months or longer by negotiation if required.

Viewing

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

Strutt and Parker
11 Museum Street
Ipswich
Suffolk
P1 1HH

Tel: 01473 214 841

Local Authority

Mid Suffolk District Council
High Street
Needham Market
Ipswich
Suffolk
IP6 8DL.

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 sales 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.

Notes

Electrical and other appliances mentioned in the sale particulars have not been tested by Strutt and Parker, therefore prospective purchasers must satisfy themselves as to their working order.

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.

Directions

From Ipswich on the B1077 to the village of Helmingham, drive past Helmingham Hall on the left hand side and at the next junction turn right on to the B1079 to the village of Otley. After about $\frac{3}{4}$ of a mile the property can be found on the right hand side of the road.

Reference

Particulars prepared April 2010

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