

## **Southpark Farmhouse**

**Helmingham, Suffolk, IP14 6EP**



**An extremely well proportioned detached farmhouse on the Helmingham Hall Estate, offering spacious accommodation and a peaceful rural setting.**

**To be let unfurnished**

**Rent: £1,850 per month**

**3 reception rooms  
4 bedrooms  
2 bathrooms  
Kitchen with Aga  
Utility  
Attic rooms  
Ample storage space  
Garages  
Outbuildings  
Extensive garden**

## SITUATION

Southpark Farmhouse is located just outside the picturesque village of Helmingham which is approximately 8 miles north of Ipswich. The A14 is approximately 6 miles to the west giving direct access to the midlands and to the A12. Main line rail services run regularly to London Liverpool Street Station from Stowmarket (85 minutes) and Ipswich (75 minutes).

## DIRECTIONS

Travelling north from Ipswich along the B1077, pass through Westerfield and Witnesham. At the crossroads continue straight over and pass through the village of Ashbocking. Continue along the B1077 for approximately 2 miles, passing the Estate Yard on the right hand side and take the next left into Gosbeck Road. Continue for approximately ½ mile. Southpark Farmhouse can be found on the right hand side.

## THE PROPERTY ACCOMMODATION

All measurements are approximate

### Main Entrance Hall 3.75m x 1.95m

With exposed brickwork and stairs to rear landing.

**Sitting Room** – 5.3m x 4.8m With inglenook fireplace and wood burning stove, 2 double radiators, windows to 2 aspects, TV aerial point and electric sockets.

**Morning Room** – 3.7m x 5m with Inglenook fireplace and wood burning stove, windows to 2 aspects, exposed beams, double panelled radiator, lighting plug points, TV aerial points, electric sockets and storage cupboard with shelving.



**Back Hall** with stairs to main landing and under stairs storage cupboard.

**Dining Room** – 4.6m x 5.1m with open fire, exposed beams, double panelled radiator, windows to 2 aspects and 1 external door.

**Rear Entrance Hall** – with doors to dining room, downstairs bathroom, book room and kitchen.

**Downstairs Cloakroom** – 2.95m x 2.2m With large storage cupboard, low level WC and pedestal wash basin.

**Book Room** – large walk-in storage room with shelving to 3 walls.

**Kitchen** – 4.8m x 5.5m with door to back garden, Aga, electric oven with gas hob, large range of wall mounted cupboards with base units and drawers underneath, windows to 2 aspects and door to utility room.



**Utility Room** – 4.5m x 2.6m with large walk-in pantry (1.9m x 1.6m), large full length double storage cupboard, butler sink work surface, plumbing for washing machine and dishwasher, further cupboards, further walk-in storage cupboard with large linen cupboard (2.7m x 1.9m).

## First Floor

**Landing** - access via stairs from main entrance hall – 4.2m x 2.8m with door to bedroom 1 and door to attics.

**Bedroom 1** – 5.3m x 5.1m with ornamental fireplace, windows to 2 aspects, storage cupboard with shelving and hanging space and 2 double radiators.

Landing follows through to the main landing (5.2m x 3.6m) which is accessed via the stairs from the hall between the morning room and the dining room –with doors to bedrooms 2 and 3.

**Bedroom 2** – 3.8m x 4.65m with large double storage cupboard, radiators and window to rear of property.

**Bedroom 3** – 3.8m x 3.1m with window to front of property, storage cupboard and double panelled radiator.

Landing continues along corridor (6.95m x 1.52m) with large storage cupboard and doors to both bathrooms and the fourth bedroom.

**Main Bathroom** – 4.5m x 3.6m with panelled bath, walk-in shower, low level WC and pedestal wash basin. Storage cupboard with shelving and heated towel rail.



**Bathroom 2** – 3.4m x 2.7m with panelled bath, separate shower cubical, low level WC, pedestal wash basin and heated towel rail.

**Bedroom 4** – 5.5m x 4.9m with double panelled radiator and window with view over farm.

## Attic

Two large attic rooms are accessed from a door on the first landing.

## OUTSIDE

The property sits in approximately 1.96 acres of garden. The garden is mainly laid to lawn with a number of herbaceous borders and fruit trees.



## PARKING

There is a large gravelled parking area to the front of the property.

## OUTBUILDINGS

There are a range of outbuildings included with the property, these include housing for the oil tank, a coal store, a large timber framed outbuilding for use as storage / garaging, a further concrete brick outhouse which has 3 large garage storage spaces and further smaller brick outbuilding.



## SERVICES

Oil fired central heating, mains water and electricity.

Council Tax Band G £2,375.59 pa

Local Authority  
Mid Suffolk District Council – 01449  
724885

**Repairs and Decoration**

The Landlord will be responsible for structural repairs and the tenant for internal decoration and minor repairs.

**Outgoings**

The tenant will be responsible for all outgoing including water, electricity, telephone and Council Tax.

**Insurance**

The Landlord will be responsible for insuring the structure of the property, however the premium will be recharged to the tenant and be payable on demand.

**Pets**

At the discretion of the landlord.

**Term:** 24 months or longer if required

**Rent:** in the region of £1,850 per calendar month, payable monthly in advance

**Deposit:** a deposit of £3,700 will be taken at the commencement of the agreement.

**References:** a reference fee of £176.25 will be charged if references are taken up.

**Local Authority**

Mid Suffolk District Council  
Council Offices  
High Street  
Needham Market  
Suffolk IP6 8DL  
Tel: 01449 720711

**Viewing**

Strictly by prior appointment with  
Strutt and Parker, 11 Museum Street,  
Ipswich, IP1 1HH  
Tel. 01473 214841

**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.

**Important Notice**

The Helmingham Estate gives 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 the Helmingham Estate has any authority to make or give any representations or warranty whatever in relation to this property on behalf of the Helmingham Estate, 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.

**Reference**

Particulars prepared May 2010

Photographs taken April 2009