

A delightful thatched cottage situated in a rural position within the Parish of Hemingstone, just 4.5 miles from Ipswich.

Guide Price
£499,500 Freehold
Ref: P7574/C

Charity Farmhouse
Main Road
Hemingstone
Suffolk
IP6 9RJ



Kitchen/dining room, snug, sitting room, boot/utility room and downstairs shower room. Three first floor bedrooms, dressing room and bathroom.

Driveway, triple bay cart lodge.

Pretty garden extending to one third of an acre.

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Location

The property is located within the accessible village of Hemingstone, which is ideally located for easy access to Ipswich, just 4.5 miles to the south. Ipswich has the wide variety of shops and services one would expect from a county town, as well as a main line railway station with trains to London's Liverpool Street that take just over the hour. The nearby villages of Henley and Coddensham are close by, and Henley offers a primary school, village shop and community centre. There is also easy access to the A14 and on to the Midlands, and via the A140 to Norwich.

Description

Charity Farmhouse is a Grade II Listed property and is believed to have previously been two cottages and is of timber frame construction with rendered elevations under a thatched roof.

A door at the gable end of the cottage provides an entrance to the boot/utility room. This has a range of bespoke fitted cupboards as well as brick flooring and exposed beams to the walls and ceiling along with one wall featuring parquetry. From here there is access to the downstairs shower room where there are exposed beams, brick flooring and a glazed shower unit, vanity handwash basin and WC. Also off the boot/utility room is the kitchen/dining room. This benefits from brick flooring with electric underfloor heating. At one end is a brick fireplace with bressummer beam above which is home to a woodburning stove. The dual aspect room has windows to the front and rear. The stylish kitchen has bespoke high and low-level wall units as well as an island with woodblock worksurfaces. There is an integrated dishwasher, butler sink and space and plumbing for an American style fridge freezer. There is a gas-fired Aga as well as an electric oven and halogen hob. In addition is a pantry cupboard which is home to a gas-fired combi boiler. The inner lobby has stairs to the first floor landing and also to the snug. This can be used as a dining room and has a gas-fired stove. There are windows to the front and rear as well as a door to the exterior. A further door opens into the sitting room which has French doors flanked on both sides opening to the garden and also window to the front of the property.

From the first floor landing there is access to the bedrooms. One has bespoke fitted wardrobes and cupboards as well as a window to the front of the property. Off this is a further bedroom with fitted cupboards and also a bathroom with roll top bath, WC and handwash basin with cupboard below. Also off the landing is a dressing room or additional bedroom which has a door and window to the front of the property. This leads to the principal bedroom which has exposed timbers and a gable end window overlooking the garden. It has fitted wardrobes.

Outside

A driveway leads to parking and a triple bay cart lodge that measures 27' x 18'. To the rear of this is a store measuring 14' x 7'7". A gate leads to the garden which is predominantly laid to lawn but contains beds, shrubs, trees and an orchard area. It is fully enclosed by fencing and hedging and contains a timber framed store measuring 13' square. Power is connected. In all, the grounds extend to approximately one third of an acre.











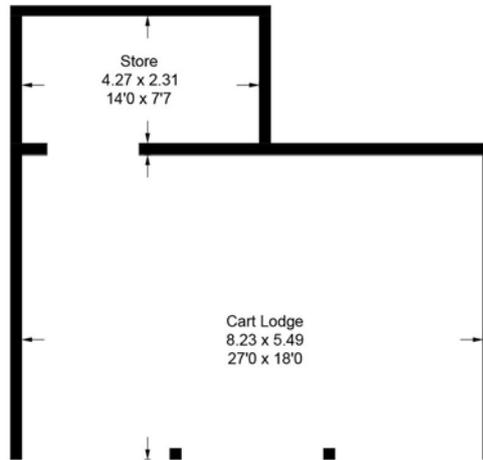




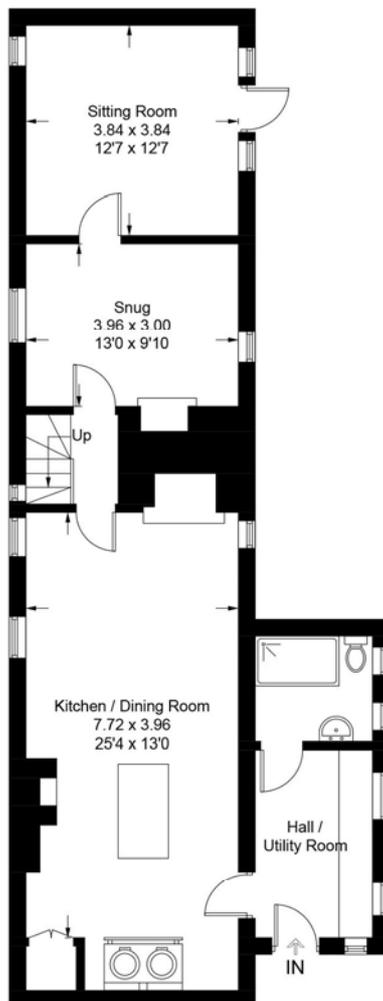


Charity Farm, Hemingstone

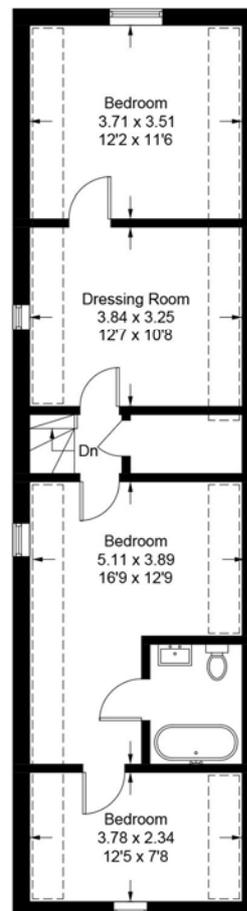
Approximate Gross Internal Area = 143 sq m / 1540 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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Produced for Clarke and Simpson



Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Propane gas-fired central heating and electric underfloor heating to the kitchen/dining room. Modern sewage treatment plant.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = N/A (Exempt as it is a Listed property)

Council Tax Band E; £2,645.79 payable per annum 2025/2026

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

4. As one may expect from a cottage of this era, there are some low ceilings and doorways throughout.

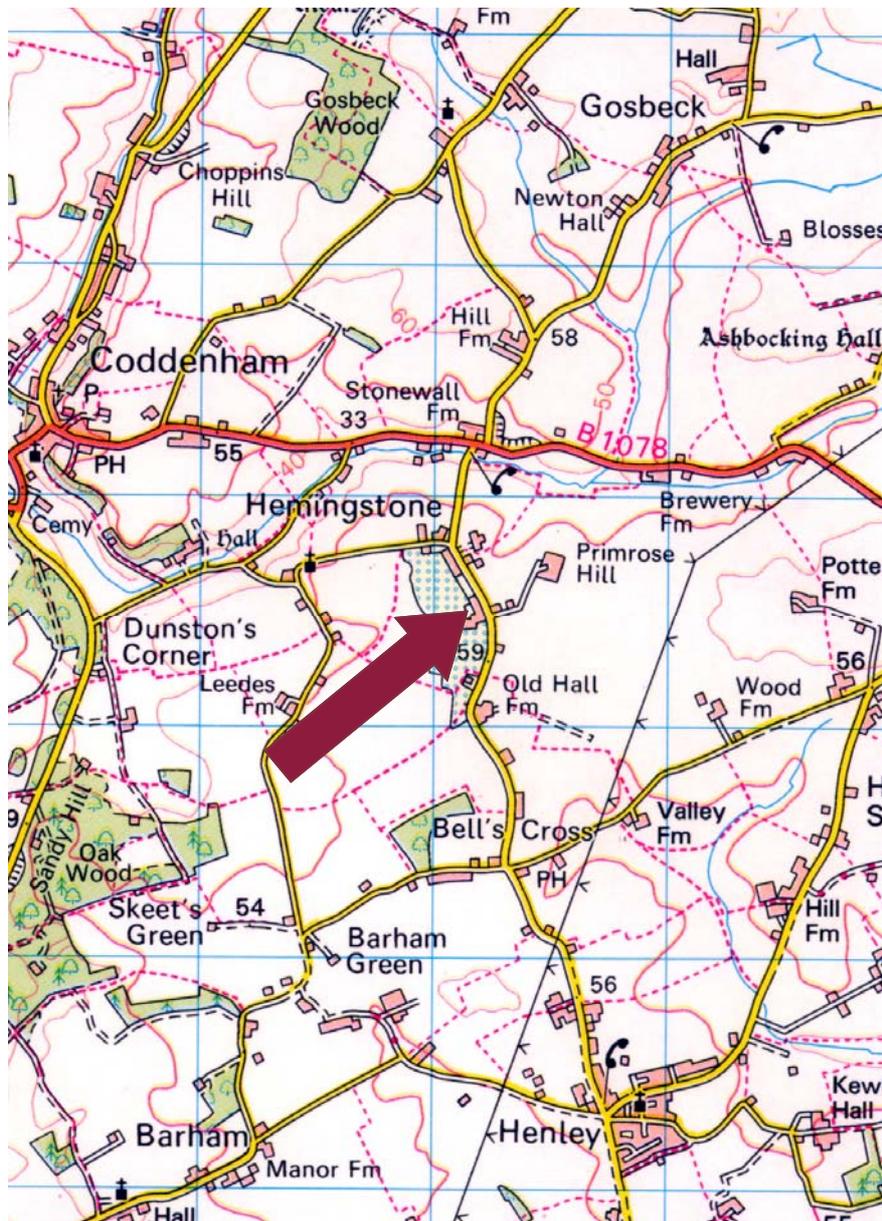
5. There are some light industrial buildings located to the rear of the property.

March 2025

Directions

From Ipswich head north on the Henley Road out of the town and proceed through Henley. Go past the pub on the right hand side and proceed into Hemingstone where the property will be found on the left hand side.

What3Words location: [///kilt.yard.muffin](https://www.what3words.com/#!/kilt.yard.muffin)



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