



Westleton,

£2,100 PCM

- Exceptional home
- Master bedroom with ensuite shower room
- EPC: D
- Furnished
- Barn conversion
- Two further twin bedrooms
- Holding deposit: £484.61
- Stunning living room
- Ample off road parking
- Pet considered

Sheepwash Lane, Westleton

A truly spectacular three bedroom barn conversion situated in a breath-taking location within Minsmere Nature Reserve.
OFCH. EPC D.



Council Tax Band: Exempt



DESCRIPTION

Flick & Son are pleased to offer for rent this truly spectacular three bedroom barn conversion situated in a breath-taking location within Minsmere Nature Reserve.

ACCOMMODATION

Welcome to this unique barn conversion, a perfect blend of rustic charm and contemporary living. Set in a tranquil countryside location, this characterful home offers an exceptional standard of finish throughout with original features seamlessly woven into modern comforts.

As you step inside, you are greeted into an entrance hall which leads to the fantastic kitchen/diner with vaulted ceilings and exposed timber beams that create a dramatic sense of space and light. The living room, accessed via the kitchen, is a true focal point, boasting striking brick feature walls and warm natural tones that celebrate the building's heritage while providing a stylish setting for relaxation.

Accessed via a grand staircase from the living room you find the master bedroom - a true showstopper! This room is an impressively spacious retreat occupying the entire mezzanine level. Framed by exposed timber beams, this unique space perfectly captures the essence of the barn's original character. Tucked away for privacy, the ensuite shower room is sleek and stylish, featuring high-quality fittings and a contemporary finish — the perfect compliment to this extraordinary space.

Back down on the ground floor to the other side of the entrance hall, you find the characterful dining room with original features

and a welcoming atmosphere.

From the dining room you walk through into an inner hall from which you find the beautifully appointed family bathroom, designed in a Jack and Jill layout to serve both the corridor and the second bedroom. The second bedroom is set up as a twin and has lovely views over the garden.

At the end of the hall in a peaceful position is the third bedroom set up as a twin and benefitting from his own ensuite shower room.

Outside to the rear you initially find a private garden area, a tranquil haven with outdoor dining table perfect for al-fresco dining. There are also beautifully maintained communal gardens which includes a charming rose garden. The property also benefits from off-street parking, ensuring convenience and ease for residents.

A tenant would also have the opportunity to use the indoor games room/basketball court and swimming pool, subject to separate negotiation with the landlords.

The property is heated via oil fired central heating. It has an EPC rating D.

LOCATION

RSPB Minsmere is a nature reserve owned and managed by the Royal Society for the Protection of Birds (RSPB) at Minsmere, close to the popular rural village of Westleton.

Westleton lies about six miles northeast of the market town of

Saxmundham and just over two miles east of the A12. Set around a traditional village green, Westleton boasts restaurants, public houses, motor vehicle garage and a thriving village store and a post office.

AVAILABILITY

The property is available from the 11th October 2025 for an initial six month term.

Council Tax: Band TBC

Deposit required: £2,423.07

Pet considered. Sorry no smokers.

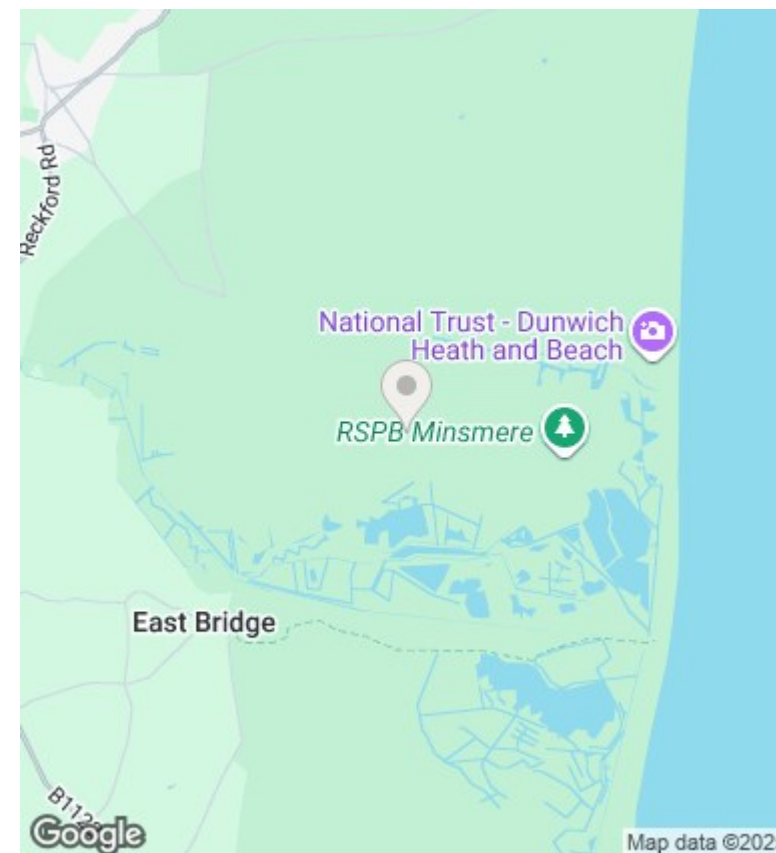
The property is offered fully furnished.

VIEWINGS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.





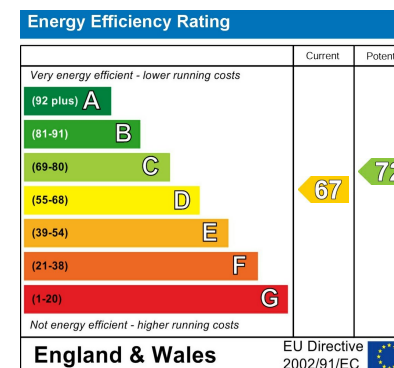


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com