

# Flick & Son

Coast and Country



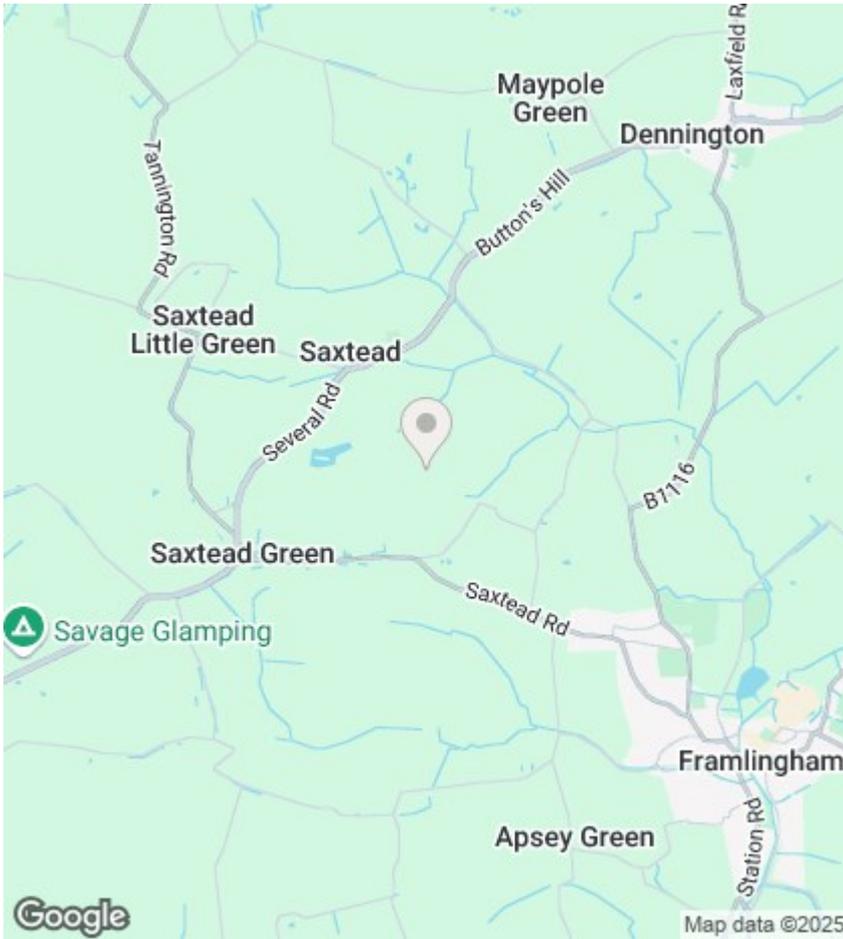
Saxtead,

Rent: £1,495 PCM,

Council Tax: Band New Build

- Brand new barn conversion
- Open plan living/kitchen space
- Three bathrooms
- EPC: B
- One small dog considered

- Far-reaching countryside views
- Three bedrooms
- Fantastic garden
- Holding deposit: £345.00



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>90</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

#### DESCRIPTION

Flick & Son are pleased to offer for rent this immaculate, brand new three bedroom, three ensuite barn conversion surrounded by stunning countryside on the outskirts of the popular town of Framlingham.

#### ACCOMMODATION

Through the front door of this high quality home you are welcomed into an entrance hallway from which you find two double bedrooms each with their own ensuite shower rooms.

At the end of the entrance hall you find the fabulous living space with gorgeous top of the range fitted kitchen to one side and ample living/dining space to the other. The space also benefits from two french doors onto the garden.

Upstairs there is a spacious galleried landing offering plenty of built in storage. From the landing you find the fantastic master bedroom complete with a 'balcony' Velux window from which there are breath-taking views of the surrounding countryside. The accommodation is completed with an impeccable master bathroom with separate walk in shower, bathtub and two basins.

Outside to the rear of the property there is a patio area perfect for alfresco dining and a generous garden which is laid to lawn. From the garden you also have the opportunity to appreciate the far-reaching views of unspoilt countryside.

To the front there is off street parking as well as the added benefit of an electric car charging point.

The property benefits from USB charging points throughout and is 'fibre ready'.

#### LOCATION

The hamlet of Saxtead lies about three miles to the west of the popular market town of Framlingham. Saxtead and Saxtead Green is well know for its fine example of a Post Mill which continued to operate until the mid 20th Century.

The mid Suffolk market town of Framlingham can be traced to an entry in the Domesday Book (1086) The medieval Framlingham Castle is a major feature and tourist attraction for the area, along with its historic market place and eclectic range of buildings, variety of shops, cafes and restaurants. The town is home to the comprehensive secondary Thomas Mills High School and the independent school Framlingham College. The nearby town of Saxmundham (8 miles) has railway station and connects the A12. and the Suffolk Heritage Coast.

#### AVAILABILITY

The property is available from 29th March 2025 for an initial twelve month term.

Council Tax: TBC

Deposit required: £1,725.00

One small dog considered. Sorry no smokers.

#### VIEWINGS

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

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