

# Flick & Son

Coast and Country



Walpole,

Rent: £1,595 PCM,

Council Tax: Band Exempt

- Stunning village location
- Country style kitchen
- Three bedrooms
- EPC: E
- Sorry no pets or smokers


- Cosy sitting room
- Separate dining room
- Courtyard garden
- Holding deposit: £391.15

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01728 633773

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>59</b>
(39-54) <b>E</b>	<b>43</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 this charming three bedroom fully furnished and equipped cottage ready to move in located in the pretty village of Walpole. Ideally suited for guests who are being re-located on work commitments but are not wishing to permanently move home. The rent includes all furniture, fittings, cutlery, crockery, cooking utensils and everything necessary to move in straight away.

Please note that tenants would be liable for the Council Tax and all utility costs. A linen & towels turnover service is available at an additional cost.

#### ACCOMMODATION

The downstairs of this characterful cottage comprises an entrance hallway, a good size dining room with wood-burning stove which leads through to a 'country style' modern kitchen. To the other side of entrance hall you find a cosy sitting room also benefitting from a wood-burning stove. To the rear of the downstairs there is an inner hallway providing access to the bathroom and the third bedroom set up with a single bed.

Upstairs there are two large bedrooms, one set up as a double and the other with twin beds.

Outside there is a gorgeous courtyard garden as well as a driveway providing parking for 1-2 cars.

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

#### LOCATION

The village of Walpole sits on the edge of the fine Heveningham Hall Estate with its rolling landscape where annual events include the Summer Country Fayre and the November Fireworks Party. The nearest local town is Halesworth which is a charming old mill town with a pedestrian main thoroughfare and many independent shops as well as a large Co-op, has excellent shops, a brilliant Art Centre called The Cut, some great pubs and a rail service to Woodbridge, Ipswich and London. A short drive to the east and you reach the famous Suffolk heritage coast with its expanse of beaches and handsome towns including Aldeburgh and Southwold along with the picturesque villages of Dunwich and Walberswick. The area is a haven for walkers and cyclists and is renowned for its bird life and the world famous RSPB Reserve at Minsmere.

#### AVAILABILITY

The property is available from the 17th March 2026 for a twelve month term (with a six month break clause).

Council Tax: Band TBC

Deposit required: £1,955.76

Sorry no pets or smokers.

#### VIEWINGS

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

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