Flick & Son
Coast and Country

Halesworth, Suffolk

£1,495 Per Month

- Rural detached home
- Two bathrooms
- EPC: Exempt
- Two reception rooms
- Fabulous garden
- Holding deposit: £345.00
- Three bedrooms
- Off street parking
- Sorry no smokers

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773

lettings@flickandson.co.uk
www.flickandson.co.uk

Walpole Road, Halesworth

A stunning three bedroom home with beautiful countryside surroundings in the peaceful rural village of Cookley.
GFCH. EPC exempt.

3 2 2 F

Council Tax Band: C

DESCRIPTION

Flick & Son are pleased to offer for rent this stunning three bedroom home with beautiful countryside surroundings in the peaceful rural village of Cookley.

ACCOMMODATION

The ground floor of this fantastic property features a welcoming living room, separate dining room, well-equipped kitchen and a convenient downstairs shower room.

Upstairs, you'll find three peaceful bedrooms and a family bathroom.

Outside lies a gardener’s paradise complete with sweeping lawns, mature planting opportunities, and breath-taking field views. There is also the added benefit of off street parking.

The property is heated via gas fired central heating. It is EPC exempt.

LOCATION

Cookley is a peaceful rural village in East Suffolk, just three miles from Halesworth, offering a timeless countryside setting. Surrounded by rolling farmland and woodland, the village features the historic 12th-century church of St Michael and All Angels and a scattering of traditional cottages. With its quiet charm and deep roots in Suffolk’s agricultural heritage, Cookley is ideal for those seeking a tranquil, characterful location within easy reach of local market towns

AVAILABILITY

The property is available from 6th August 2026.

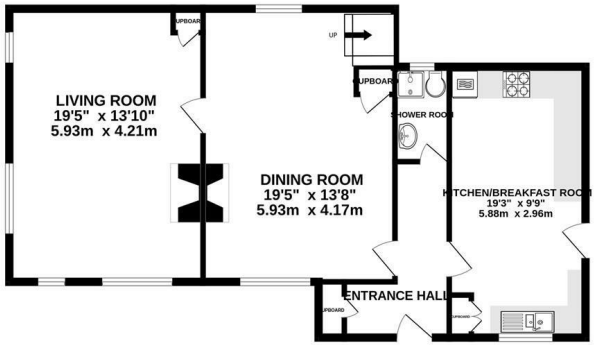
Council Tax: Band C
Deposit required: £1,725.00

Sorry no smokers.

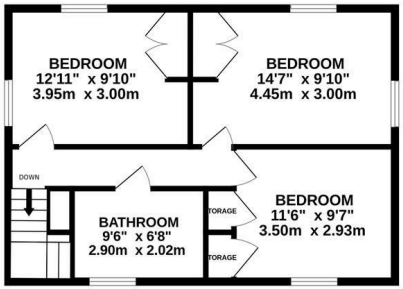
VIEWINGS

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

GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and Juno Property Lawyers Ltd 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 £299 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

Energy Efficiency Rating

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

Floorplans

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Viewings

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