Flick & Son
Coast and Country







Mutfordwood, Suffolk

£2,750 PCM

- Brand new barn conversion
- Four/five bedrooms
- Starlink internet available
- Sorry no smokers
- Far-reaching countryside views
- One bedroom annexe
- EPC: C
- Open plan living/kitchen space
- Ample off street parking
- Holding deposit: £634.61

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773
lettings@flickandson.co.uk
www.flickandson.co.uk

Wood Barn Lane, Mutfordwood

A simply stunning brand new four/five bedroom barn conversion benefitting from a one bedroom annexe set within peaceful countryside close to Lowestoft & Beccles.
Air source heat pump. EPC C.

5 4 3 C

Council Tax Band:





DESCRIPTION
Flick & Son are pleased to offer for rent this simply stunning brand new four/five bedroom barn conversion benefitting from a one bedroom annexe set within peaceful countryside just a short distance from Lowestoft & Beccles.

ACCOMMODATION
Oak Barn is an outstanding contemporary barn conversion providing substantial and versatile accommodation in a beautiful rural setting. Combining impressive architectural design with modern sustainability throughout, this remarkable home offers a rare opportunity to enjoy countryside living without compromise.

At the centre of the property is a magnificent open-plan living environment characterised by dramatic vaulted ceilings and an abundance of natural light. The bespoke kitchen has been designed as a true focal point featuring a large central island with breakfast bar seating. There is also a useful utility room easily accessible from the kitchen/living space.

The property benefits from four/five bedrooms within the main house. The luxurious master bedroom suite benefits from a private ensuite bathroom and walk-in dressing room. There is additional bedroom downstairs which also benefits from an ensuite shower room along with two/three further well-proportioned bedrooms. The luxurious main bathroom is finished to an exceptional standard, incorporating a free-standing bathtub and walk-in rainfall shower.

The annexe provides a versatile additional space which is ideal for guest accommodation, an office, gym or creative studio.

Outside, there are beautiful landscaped gardens and extensive outdoor entertaining areas with generous patio and decking spaces designed to make the most of the peaceful surroundings. The property benefits from ample driveway parking within a private gated development accessed via a secluded lane.

The property is heated via underfloor heating throughout (air source heat pump). There is also the added benefit of an EV charging point along with Starlink internet. It has an EPC rating C.

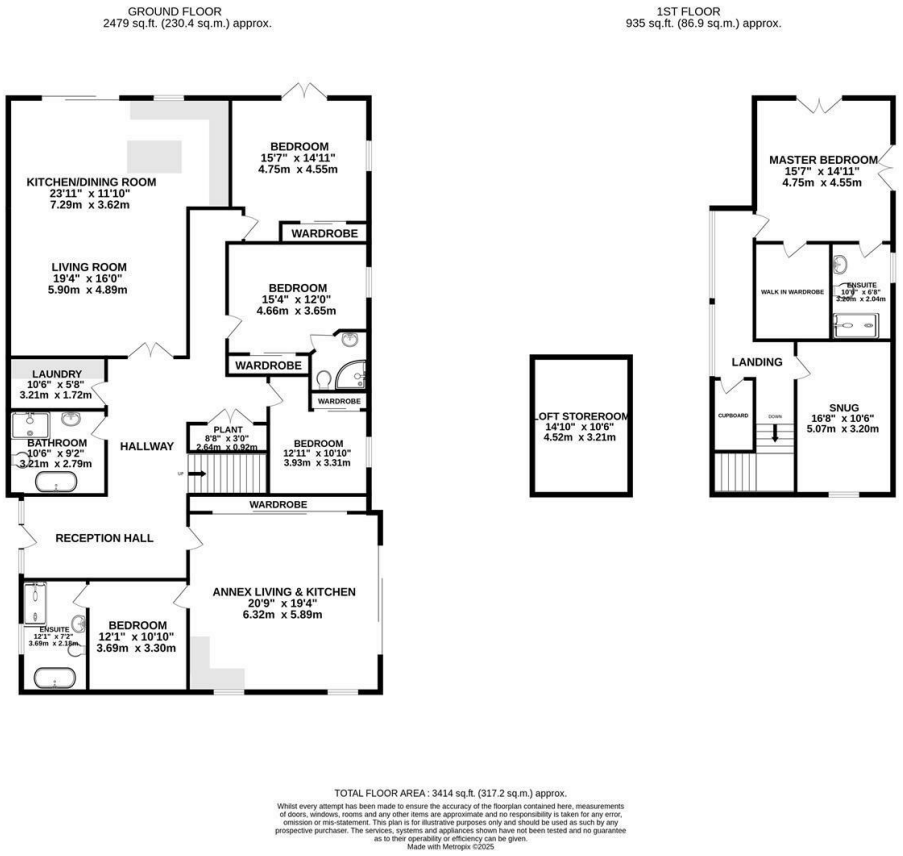
LOCATION
Set within the picturesque surroundings of Woodbarn Lane in Carlton Colville, these this individually designed barn conversion offers a rare opportunity to rent a contemporary countryside retreat with uninterrupted views across open farmland and marshland.
The property sits approximately midway between the coastal port of Lowestoft and the market town of Beccles, both with in a few minutes drive offer a wide range of shopping and leisure attractions. The renowned Coastal Town of Southwold is a mere 20 minute drive to the South.

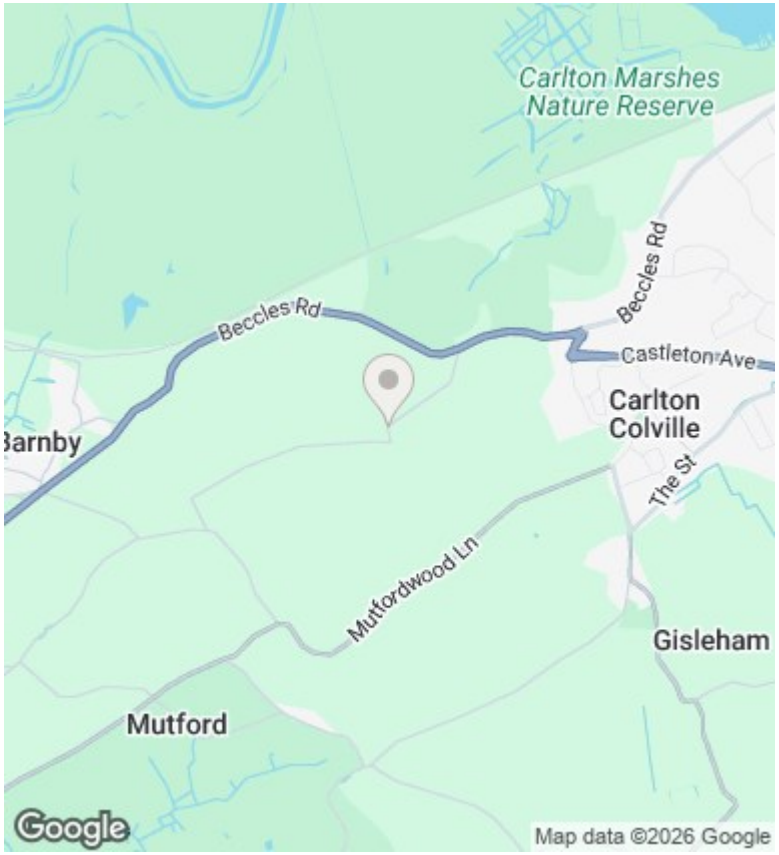
AVAILABILITY
The property is available from the 31st October 2026

Council Tax: Band TBC
Deposit required: £3,173.07

Sorry no smokers.

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



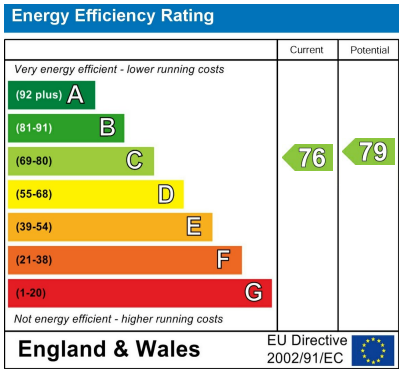


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to 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

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

Viewings

Viewings by arrangement only. Call 01728 633773 to make an appointment.

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