Flick & Son
Coast and Country







Bramfield,

£2,650 PCM

- Impressive barn conversion
- Four double bedrooms
- EPC: D
- EV charger
- Central open plan living/kitchen space
- Countryside views
- Holding deposit: £611.53
- Separate sitting room
- Furnished/unfurnished
- Pets considered

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

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

Grove Farm, Bramfield

An extraordinary four bedroom barn conversion set within breath-taking countryside on the outskirts of the popular rural village of Bramfield.
OFCH. EPC D.

4 3 3 D

Council Tax Band: Exempt





DESCRIPTION
Flick & Son are pleased to offer for rent this extraordinary four bedroom barn conversion set within breath-taking countryside on the outskirts of the popular rural village of Bramfield.

ACCOMMODATION
The ground floor of this impressive converted barn is thoughtfully arranged around a generous open-plan living space that forms the heart of the home. The dining area sits comfortably at the centre, creating a natural place for family meals and entertaining, and flows effortlessly into a living area around the fireplace and the contemporary kitchen.

To the other side of the ground floor, a separate living room provides a retreat for relaxing whilst the games room offers a versatile space that could equally suit a playroom or home office. A practical utility room and a conveniently located WC complete the layout.

On the first floor, the accommodation offers four generously sized double bedrooms, thoughtfully arranged to provide both privacy and comfort. Two of the bedrooms benefit from en-suite shower rooms. The remaining bedrooms are served by a well-appointed family bathroom, featuring a bath and a separate walk-in shower, perfect for busy households.

One of the bedrooms is accessed via an additional flight of stairs and enjoys lovely views across the apple orchard, offering a peaceful and picturesque outlook. From the main landing, a charming walkway leads to one of the bedrooms, which takes in far-reaching countryside views and also benefits from its own en-suite shower room.

Outside, to the side of the property there is a generous garden backing directly onto open fields along with ample parking for multiple vehicles.

The property also benefits from an EV car charging point.

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

LOCATION
Bramfield is a charming and sought-after village nestled in the Suffolk countryside, offering a peaceful rural lifestyle while remaining conveniently located for access to nearby market towns and the stunning Suffolk Heritage Coast. The village is steeped in history and character, with a welcoming community and picturesque surroundings that include open fields, country lanes, and traditional thatched cottages. Local amenities include a well-regarded pub, a historic church, and easy access to walking and cycling routes, making it an ideal location for those seeking a blend of tranquility and accessibility. Just a short drive away are the coastal towns of Southwold and Halesworth, providing further shopping, dining, and leisure opportunities.

AVAILABILITY
The property is available from the 20th June 2026

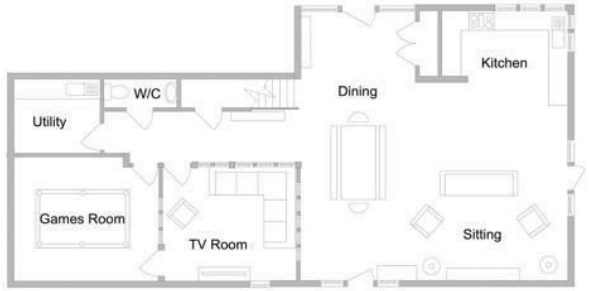
Council Tax: Band TBC
Deposit required: £3,057,69

Sorry no smokers.

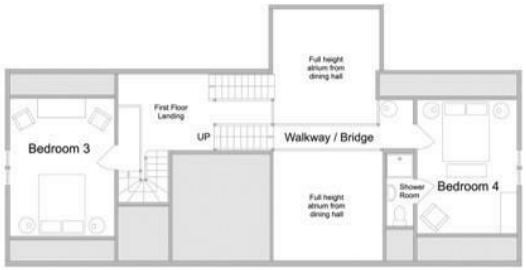
The property can be offered furnished or unfurnished, landlord is flexible.

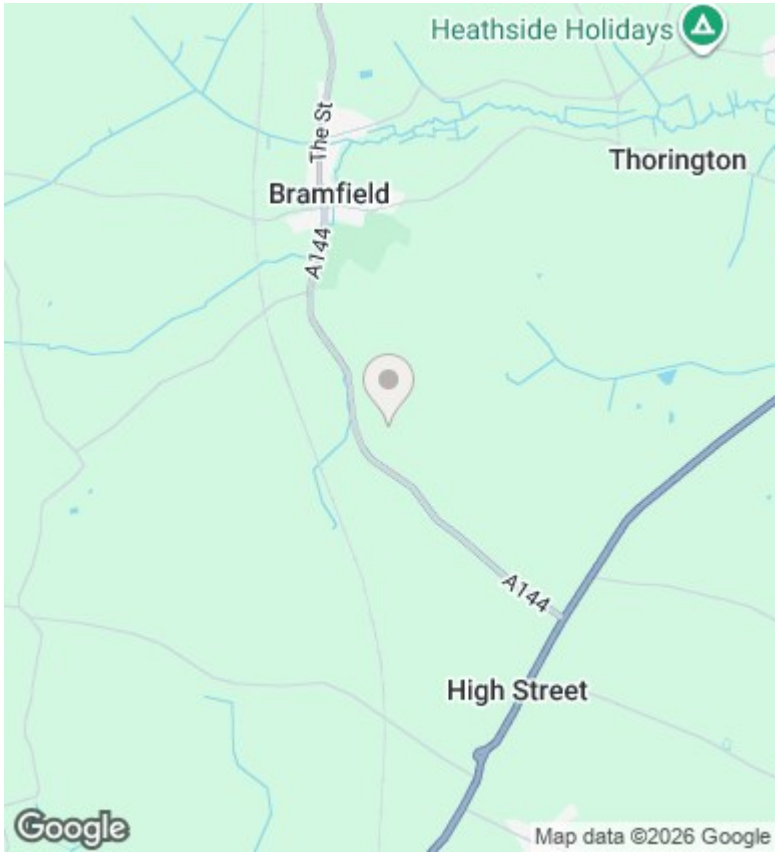
NB: The sewerage treatment costs are included in the monthly rent.

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







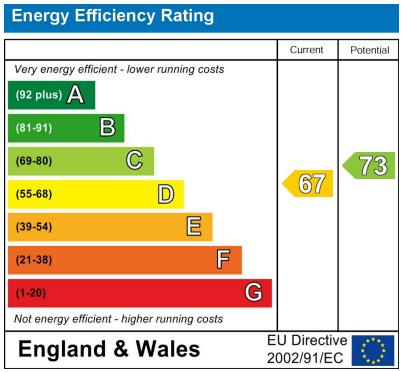


Conveyancing, Surveys & Financial Services

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

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