

Flick & Son

Coast and Country



Peasenhall,


Rent: £1,150 PCM,

Council Tax: Band B

- Beautiful semi-detached cottage
- Kitchen / breakfast room
- Courtyard Garden and further garden behind the garage
- Holding Deposit: £265.38
- Pet Considered
- Cosy living room
- Master bedroom with mezzanine
- Garage and Parking
- EPC: E



Energy Efficiency Rating

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

DESCRIPTION

Nestled in the heart of the sought-after village of Peasehall, this charming end-of-terrace cottage offers an ideal blend of period character and modern comfort. Set on a quiet lane just a short stroll from the village's popular bakery, deli, and local amenities, the property provides the perfect rural retreat while remaining conveniently connected to nearby Saxmundham and the Suffolk Heritage Coast.

Inside, the cottage is warm and inviting, featuring a cosy sitting room with exposed beams and a feature fireplace, a well-appointed kitchen with views over the garden, and bright, airy rooms throughout. Upstairs, the bedrooms are well proportioned and full of charm, making the home suited to both individuals and couples.

Outside, the cottage benefits from a private courtyard garden —perfect for outdoor dining, pottering, or simply enjoying the peaceful surroundings.

EPC E

DOWNSTAIRS

Upon entering the cottage, you are welcomed into a warm and inviting living room, complete with a wood-burning stove that creates a cosy focal point for the space. From here, a central hallway leads through to the spacious kitchen/breakfast room at the rear of the house, offering a bright and practical area for everyday cooking.

Also accessed from the hallway is an additional reception room, which benefits from its own feature fireplace. This versatile space can serve perfectly as a dedicated dining room, home office, or study, depending on the needs of the occupant.

The downstairs accommodation combines character and flexibility, making it well suited to modern living while retaining the cottage's traditional charm.

UPSTAIRS

The first floor offers two beautifully presented bedrooms, each full of character and charm. The principal bedroom is generously sized and features exposed beams, adding to its traditional cottage feel. From this room, a staircase leads to a useful mezzanine level — ideal as a reading nook, storage area, or creative workspace.

The second bedroom is also a good size and continues the theme of exposed beams, creating a warm and inviting atmosphere.

Completing the upstairs is a well-appointed family bathroom, thoughtfully styled with period features that complement the home's character while providing modern comfort.

OUTSIDE

The property benefits from attractive and practical outdoor features, including a private courtyard that provides a sheltered space ideal for outdoor dining, container gardening, or simply relaxing. In addition, the cottage offers the convenience of a garage, perfect for storage or parking, along with further off-road parking for added ease. Behind the garage there is a garden area with grass and shrubs. These external features make the home well suited to both everyday living and those needing extra space for vehicles or hobbies.

LOCATION

Peasehall is a charming Suffolk village known for its friendly community, pretty period homes, and peaceful rural setting. It offers excellent local amenities, including a well-loved bakery, deli, and village shop, with Saxmundham and the Heritage Coast easily accessible. Surrounded by scenic countryside, it's an ideal location for those seeking a relaxed village lifestyle.

AVAILABILITY

The property is available from 20th February 2026 for an initial twelve month term.

Council Tax; Band B

Deposit required: £1,326.92

One pet considered. Sorry, no smokers.

VIEWINGS

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

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

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