

Flick & Son

Coast and Country

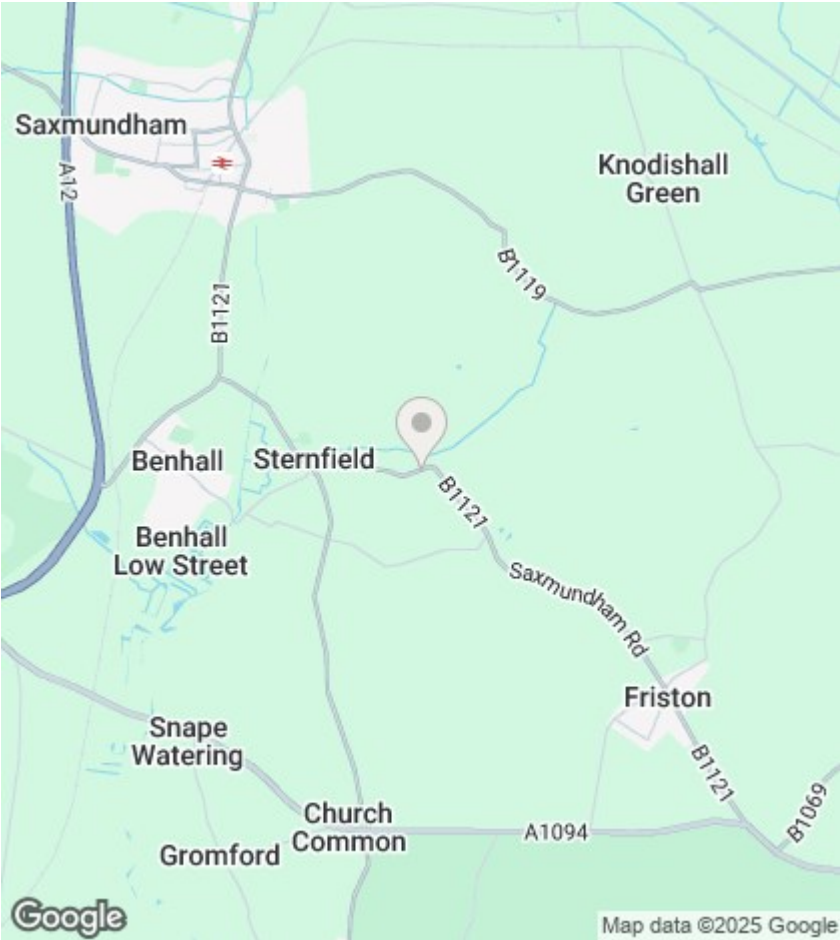


Sternfield,

Rent: £2,950 PCM,

Council Tax: Band G

- Character farmhouse
- Stunning living room
- Four further bedrooms
- EPC: TBC
- Pet considered
- Country-style kitchen/diner
- Master bedroom with walk-in shower
- Beautiful gardens
- Holding deposit: £680.76



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

DESCRIPTION

Flick & Son are pleased to offer for rent this truly fabulous character five bedroom farmhouse situated on the outskirts of the village of Sternfield, close to Aldeburgh and Saxmundham.

ACCOMMODATION

The ground floor of this charming character farmhouse offers an abundance of charm and character features. At the heart of the home is a spacious kitchen/diner, beautifully presented with exposed beams and stunning country-style cabinetry. There is ample space for a large farmhouse style table providing a welcoming space ideal for family meals or entertaining.

Adjoining the kitchen is a practical utility room. There is space and plumbing for the washing machine as well as ample coat and boot storage—ideal for country living.

From an internal hallway you find the sitting room which is a warm and inviting space. The room boasts a wealth of period features including original beams and open fire.

A separate dining room, also accessed via the internal hallway, offers the option of a more formal space for entertaining and family meals.

Completing the downstairs accommodation is a discreet, well-appointed office space with door directly onto the garden, along with a useful W/C.

The first floor continues the home's charming aesthetic with a generous and well-proportioned layout, featuring original features, exposed beams, and lovely rural views from every room.

The master bedroom is a spacious and elegant retreat complete with beautiful walk in shower. There are picturesque views of the surrounding countryside from the traditional, character windows.

There is a further large double bedroom along with a smaller double bedroom on this floor both beautifully presented and full of character.

A separate W/C adds convenience, while the family bathroom is finished in a sympathetic style and features a freestanding bath.

This unique home benefits from not one but two hidden staircases from the first floor. The first of which leads to a gorgeous bedroom ideal as a guest suite which is tucked beneath the eaves and offers far-reaching countryside views from each window. The spacious bedroom area easily accommodates a king-size bed and the open plan bathroom area features an elegant roll-top bath in the centre.

Lastly, but by no means least, up the second hidden staircase you find the fifth bedroom which is also a double and is full of natural beams and timbers.

Outside there is a charming country garden which wraps around the house with plentiful mature trees and shrubs. Hidden amongst the serene garden you find not one but two patio areas so you can make the most of the sunshine!

To the front of the property there is a private driveway offering ample parking.

The property is heated via oil fired central heating. It has an EPC rating TBC. The water rates are also included in the monthly rent.

LOCATION

Sternfield is a small, agricultural hamlet located close to the coastal town of Aldeburgh and the market town of Saxmundham.

Aldeburgh is an extremely popular seaside town, renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features a range of independent shops and brand name boutiques, restaurants and galleries, along with an independent cinema. The town is close to open countryside and nature reserves which are connected through a vast network of public footpaths.

The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town including both primary and free schools, library, doctors and dentists surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool St.

AVAILABILITY

The property is available from the 16th August 2025 for an initial twelve month term.

Council Tax: Band G

Deposit required: £3,403.84

Pet considered. Sorry, no smokers.

VIEWINGS

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

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