

# Flick & Son

Coast and Country



Sibton,

Rent: £1,900 PCM,

Council Tax: Band F

- Detached modern farmhouse
- Master ensuite bedroom with countryside views
- Beautiful garden
- EPC: A
- Pets considered
- Spacious living/dining room
- Four further bedrooms
- Garage & driveway
- Holding deposit: £438.46



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

#### DESCRIPTION

Flick & Son are pleased to offer for rent this beautiful, rural five bedroom modern farmhouse situated on the outskirts of the popular village of Sibton.

#### ACCOMMODATION

Through the front door you are welcomed into a grand entrance hall. From here to your left hand side you find a spacious dual aspect living/dining room with french doors to the garden.

From the living room you can access the fantastic kitchen with ample space for a table and french doors to the garden. The kitchen then leads to a useful utility room which can also be accessed via the central entrance hall. The downstairs accommodation is completed with a useful W/C.

On the first floor to the rear you find the gorgeous master bedroom with breath-taking countryside views and an ensuite shower room. There are also three further generous bedrooms and a family bathroom on this floor.

On the top floor you find the fifth bedroom accessed via a spacious landing and a further family bathroom.

Outside to the rear there is a large patio and good size garden with far reaching views over the countryside beyond. To the front there is a private driveway offering ample parking and a detached garage. A tenant would also have use of large outbuilding for extra storage.

The property is heated via ground source heat pump. The property benefits from 96 solar panels on the neighbouring barn roof and a 11kw wind turbine which will significantly reduce the energy costs for the property. It has an EPC rating of A and is incredibly energy efficient.

#### LOCATION

Sibton abuts the village of Peasenhall and hosts the popular White Horse pub. Peasenhall itself sits astride the Yoxford to Stowmarket Road and has a variety of shops in its centre. The A12 Great Yarmouth to London Road is easily accessible at Yoxford, about three miles to the east, and the market town of Saxmundham, which lies about five miles to the south east, has a good range of shops including Waitrose & Tesco's supermarkets and a railway station which gives both direct and connecting services via Ipswich to London Liverpool Street. For those with leisure interests in mind the area abounds with opportunities with first class golf courses being available at Aldeburgh and Thorpeness, for nature lovers both the RSPB Minsmere Bird Reserve, Dunwich Cliff National Trust Reserve and the Aldeburgh North Warren Nature Reserve are all within easy driving distance.

#### AVAILABILITY

The property is available from the 1st July 2025 for an initial twelve month term.

Council Tax: Band F

Deposit required: £2,192.30

Pets considered. Sorry no smokers.

There is the possibility of renting an additional meadow by separate negotiation with the landlords.

#### 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