



## Darsham,

£2,650 PCM

- Stunning detached farmhouse
- Three/four bedrooms
- EPC: C
- Modern country-style kitchen/diner
- Master bedroom with ensuite
- Holding deposit: £611.53
- Three reception rooms
- Beautiful grounds
- Pets considered

# Wash Lane, Darsham

An absolutely beautiful four/five bedroom farmhouse in idyllic surroundings on the edge of the rural village of Darsham. OFCH. EPC C.



Council Tax Band: F



## DESCRIPTION

Flick & Son are pleased to offer for rent this absolutely beautiful four/five bedroom farmhouse in idyllic surroundings on the edge of the rural village of Darsham.

## ACCOMMODATION

Step through the front door into a welcoming entrance hall that opens into a stunning, modern country-style kitchen—the true heart of the home. With ample space for a dining table and charming views over the front grounds, it's a perfect place to gather, cook, and entertain.

From the entrance hall, you're drawn into a cosy reception room complete with a wood-burner, ideal for relaxed evenings. This leads seamlessly into an impressive second reception room, flooded with natural light and boasting breathtaking views of the surrounding countryside. Whether you envision this as a luxurious living space or a more formal dining room, it offers endless versatility. Beyond this, a third reception room provides additional flexibility and flows into a practical utility room and a downstairs W/C with walk-in shower. An additional side entrance also provides convenient access. All three main reception rooms showcase distinctive brick floor tiles that beautifully enhance the home's character and charm.

Upstairs, the spacious and characterful master bedroom awaits, complete with a walk-in wardrobe and an ensuite shower room. Two further double bedrooms and a potential fourth bedroom or home office offer generous accommodation. The stylish family bathroom, with shower over bath, is cleverly designed in a Jack & Jill layout, accessible from both the landing and one of the bedrooms.

Outside, the property truly comes into its own. Set within extensive grounds (approx. 2.5 acres) that wrap around the home, the outdoor space is framed by spectacular countryside views, creating a sense of

peace, privacy, and rural beauty. Ample off-street parking further enhances practicality.

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

## LOCATION

The village of Darsham is situated east of the A12, close to the Heritage Coastline, an Area of Outstanding Natural Beauty, some four miles from Dunwich Beach and the RSPB Reserve at Minsmere, with golf courses and opportunities for sailing and boating all within easy driving distance.

Darsham also has its own railway station with connecting trains to London Liverpool Street via Ipswich. The village has a farm shop and butchery together with the Red Poll tea rooms and close by is the Fox Inn public house. On the A12 is garage with an extensive mini supermarket. The Smoke and Fire tile warehouse. A post office, public house and a hotel are in the adjoining village of Westleton.

## AVAILABILITY

The property is available from the 10th January 2025 for an initial twelve month term.

Council Tax: Band F

Deposit required: £3,057.69

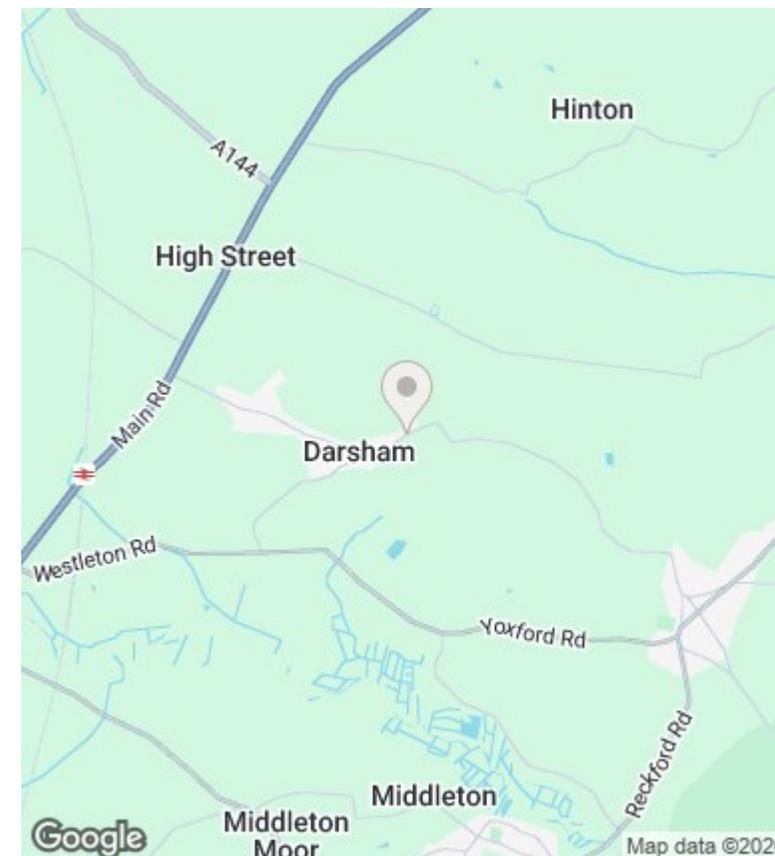
Pets considered. Sorry, no smokers.

## VIEWINGS

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



Total area: approx. 203.2 sq. metres (2187.3 sq. feet)



### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

### Fixtures & Fittings

No fixtures, fittings 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	71	
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://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.