Flick & Son
Coast and Country







Mutfordwood, Suffolk

£2,250 PCM

- Brand new barn conversion
- Four/five bedrooms
- Starlink internet available
- Sorry no smokers
- Stunning countryside views
- Home office space
- EPC: C
- Fabulous open plan kitchen/living space
- Ample off street parking
- Holding deposit: £519.23

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773
lettings@flickandson.co.uk
www.flickandson.co.uk

Wood Barn Lane, Mutfordwood

An exceptional brand new four/five bedroom barn conversion surrounded by peaceful countryside just a short distance from Beccles & Lowestoft.
Air source heat pump. EPC C.

4 2 2 D

Council Tax Band:





DESCRIPTION
Flick & Son are pleased to offer for rent this exceptional brand new four/five bedroom barn conversion surrounded by peaceful countryside just a short distance from Beccles & Lowestoft.

ACCOMMODATION
Set within an exclusive gated development and surrounded by open countryside, this striking home has been thoughtfully crafted to provide an outstanding standard of comfort and style.

The impressive open-plan living space forms the heart of the home, where vaulted ceilings and double-glazed windows flood the interior with natural light. The seamless flow between the living, dining and kitchen areas creates a wonderful space for both everyday family life and entertaining. The bespoke kitchen has been designed to impress featuring a central island with breakfast bar. There is also the added benefit of a utility/laundry room.

Accommodation is both generous and versatile, comprising four to five bedrooms, three luxurious bathrooms and two reception rooms. The master bedroom suite provides a private sanctuary with a beautifully appointed ensuite bathroom and walk-in wardrobe. There is also a downstairs double bedroom benefitting from an ensuite shower room. All remaining bedrooms are also doubles, many enjoying attractive views across the surrounding countryside. Further highlights include a bespoke timber staircase with glass balustrade, a mezzanine level ideal for a home office or reading area, designer lighting throughout and beautifully finished bathrooms featuring freestanding baths, walk-in rainfall showers and heated towel rails.

Externally, Chestnut Barn enjoys landscaped gardens and a substantial patio area perfectly suited to outdoor dining and entertaining. Ample driveway parking is provided within the secure gated development accessed via a private lane.

The property is heated via underfloor heating throughout (air source heat pump). There is also the added benefit of an EV charging point along with Starlink internet. It has an EPC rating C.

LOCATION
Set within the picturesque surroundings of Woodbarn Lane in Carlton Colville, these this individually designed barn conversion offers a rare opportunity to rent a contemporary countryside retreat with uninterrupted views across open farmland and marshland.
The property sits approximately midway between the coastal port of Lowestoft and the market town of Beccles, both with in a few minutes drive offer a wide range of shopping and leisure attractions. The renowned Coastal Town of Southwold is a mere 20 minute drive to the South.

AVAILABILITY
The property is available from the 31st October 2026

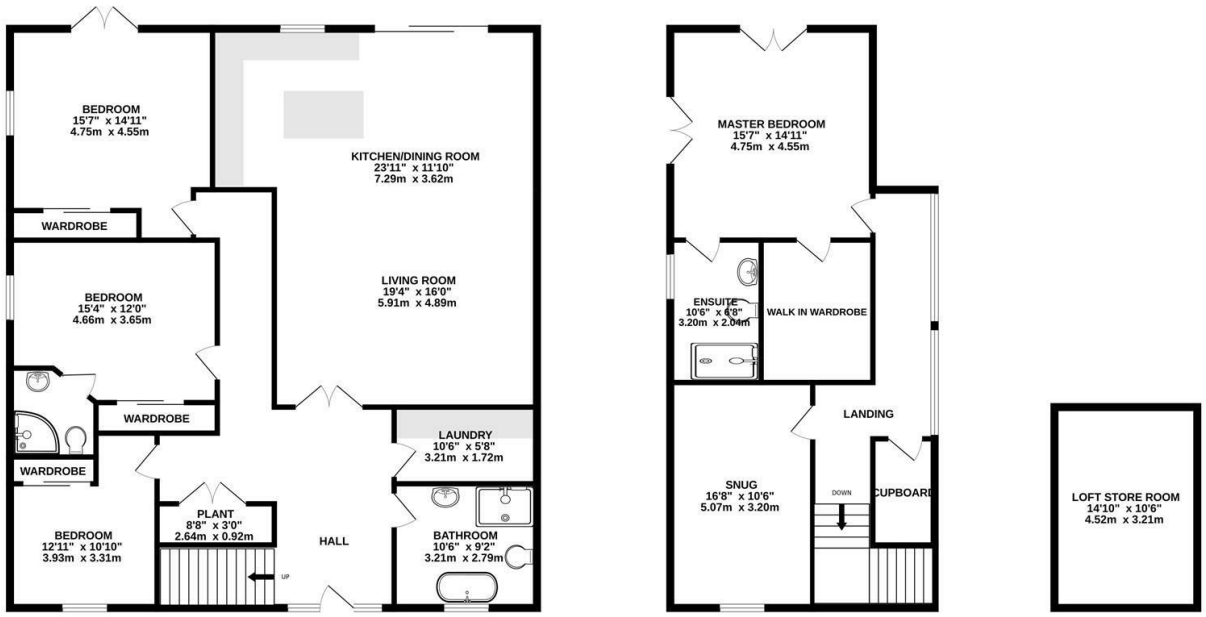
Council Tax: Band TBC
Deposit required: £2,596.15

Sorry no smokers.

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

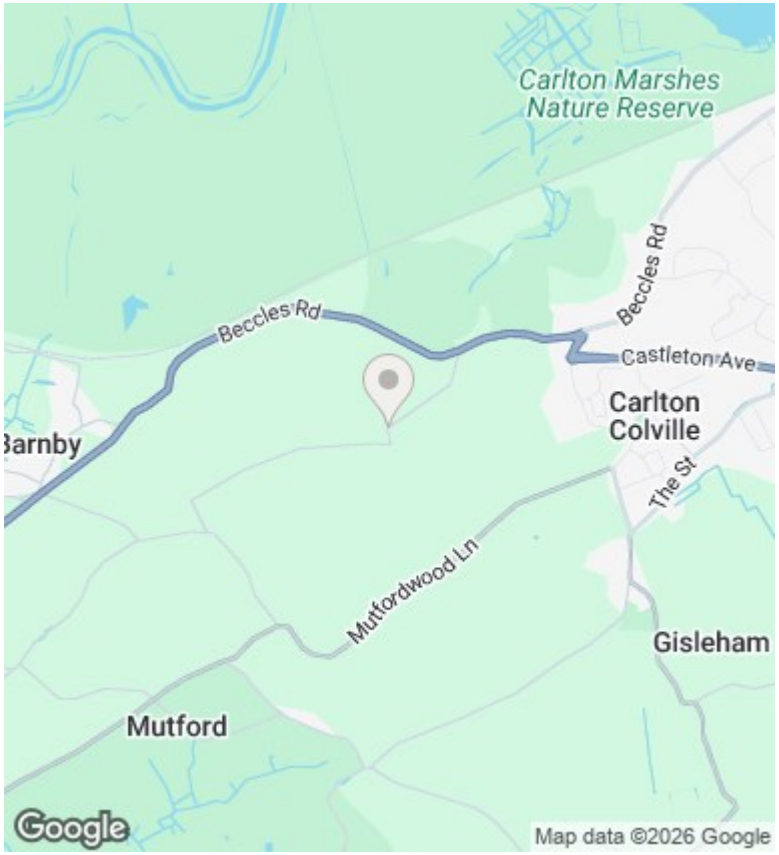
GROUND FLOOR
1661 sq.ft. (154.3 sq.m.) approx.

1ST FLOOR
935 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA : 2596 sq.ft. (241.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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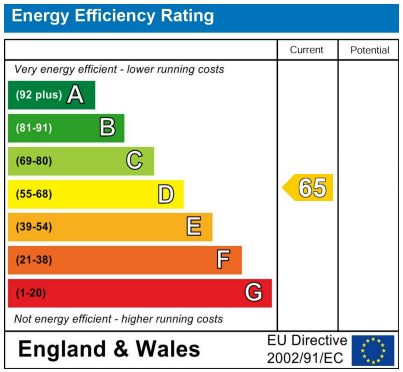


Conveyancing, Surveys & Financial Services

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

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Viewings

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