



Rumburgh, Suffolk

Guide Price £450,000

- £450,000-£475,000 Guide Price
- Family Bathroom & W.C
- Field Scenic Views
- Detached Chalet Bungalow
- Large Garage & Outbuilding with Power
- Tranquil Rural Location
- Three Double Bedrooms
- Off Road Parking Via Driveway

The Street, Rumburgh

Rumburgh is a tranquil village nestled in the East Suffolk countryside, approximately 3.5 miles northwest of the market town of Halesworth. Community life in Rumburgh is vibrant, with amenities such as a village hall, playing field, and the Rumburgh Buck—a traditional 16th-century pub that was originally the guesthouse for the Benedictine priory. Surrounded by open farmland and a network of public footpaths, Rumburgh offers ample opportunities for walking and cycling, making it an ideal destination for those seeking a peaceful rural retreat



Council Tax Band: C



DESCRIPTION

Tucked away behind a picturesque frontage, this charming and spacious village retreat offers a wonderful blend of warmth, style, and countryside tranquillity. Step inside to a welcoming entrance hall that sets the tone for the light-filled interior, including a beautifully renovated family bathroom and separate WC. The spacious recently refurbished kitchen, with plentiful built-in storage, NEFF appliances and lovely views over the garden, flows effortlessly into a generous living room where French doors open onto a sun-soaked patio, perfect for relaxing or entertaining on balmy summer evenings. A separate dining room adds a touch of formality and looks out over the pretty front garden. Upstairs, three generous double bedrooms offer far-reaching views over open fields, each enhanced by excellent built-in storage. Outside, the home sits proudly on a third of an acre (STMS), with expansive lawned gardens, a large shingled driveway offering ample parking, and access to a garage. At the end of the garden, a fully insulated and powered workshop presents the perfect opportunity for a home office, creative studio, or peaceful retreat. The home benefits from solar panels currently on a fantastic tariff. A true hidden gem offering space, comfort, and countryside charm

LIVING AREAS

The living areas in this charming home are both spacious and beautifully connected to their surroundings, offering comfort, versatility, and lovely views. The sitting room is generously proportioned and bathed in natural light, with French doors that open directly onto the rear patio, perfect for enjoying summer evenings or extending your living space outdoors. Its layout provides plenty of room for relaxing or entertaining, all while taking in views of the expansive garden beyond. Just off the kitchen, the separate dining room overlooks the front aspect of the property and offers a more formal setting for meals or gatherings, while still maintaining a cosy, welcoming feel. Together, these spaces create a seamless flow that's ideal for both everyday living and hosting guests

KITCHEN

The kitchen is a bright, spacious heart of the home, perfectly designed for both everyday living and entertaining. Overlooking the rear garden, it enjoys an abundance of natural light and a peaceful outlook. There's plenty of built-in cupboard space, offering excellent storage whilst keeping the space clutter-free. The kitchen is filled with NEFF appliances and its generous layout allows for flexibility, whether you're preparing family meals or hosting friends, and it serves as a central hub with direct access to both the sitting room and dining room, creating an easy, sociable flow throughout the ground floor

BEDROOMS

Upstairs, the home features three spacious double bedrooms, each offering a wonderful sense of light and space. All bedrooms lead off a central landing and enjoy far-reaching views over the surrounding fields, adding a serene, countryside feel to each room. Thoughtfully designed, each bedroom also benefits from generous built-in storage, making them as practical as they are peaceful. Whether used as restful retreats, children's rooms, or a home office, these bedrooms offer flexibility to suit a range of lifestyles, all while maintaining the home's warm and welcoming charm.

BATHROOM AND W.C

The family bathroom, located just off the entrance hall, has been recently renovated to a high standard, offering a fresh and modern feel. Stylishly finished, it provides a relaxing space complete with contemporary fixtures and fittings. In addition, a separate ground-floor WC adds extra convenience for family life or when entertaining guests. Together, these well-appointed spaces blend practicality with a touch of luxury, perfectly complementing the home's overall comfort and charm

OUTSIDE

Set within approximately a third of an acre (subject to survey), the outside spaces of this home offer exceptional scope, privacy, and charm. The front and rear gardens are mainly laid to lawn, creating a lush, open feel with plenty of room for families, gardening enthusiasts, or those simply seeking a peaceful outdoor escape. The rear garden is particularly generous, providing a perfect setting for summer entertaining, children's play, or future landscaping projects. At the bottom of the garden, a recently converted workshop offers a fantastic bonus of being fully insulated, with power and electrics, ideal for use as a home office, creative studio, or hobby room. To the front, a large shingled driveway provides ample off-road parking for multiple vehicles and gives easy access to the garage. Altogether, the outdoor space enhances the home's appeal with its blend of functionality, tranquillity, and exciting potential. The summer house and lean-to garden shed will be included.

GARAGE AND DRIVEWAY

The property benefits from a spacious shingled driveway at the front, providing ample off-road parking for multiple vehicles, ideal for families or visitors. The driveway leads directly to a garage, offering secure additional parking or useful storage space for tools, bikes, or outdoor equipment. Whether you're looking for practical day-to-day convenience or extra space for hobbies, the garage and generous driveway add real value and flexibility to this charming home

TENURE

Freehold

SERVICES

Mains electricity, water and sewerage, heating via oil.

OUTGOINGS

Council Tax Band C

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889

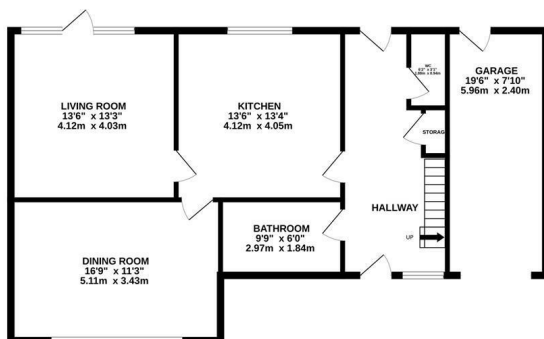
FIXTURES AND FITTINGS

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. 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.

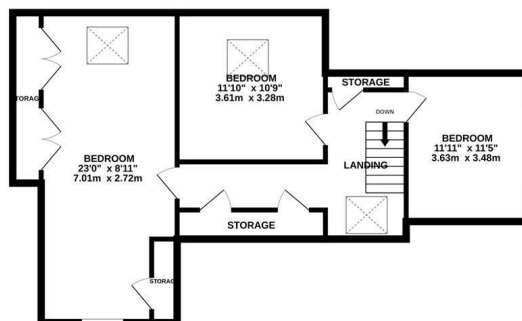




GROUND FLOOR
922 sq.ft. (85.7 sq.m.) approx.

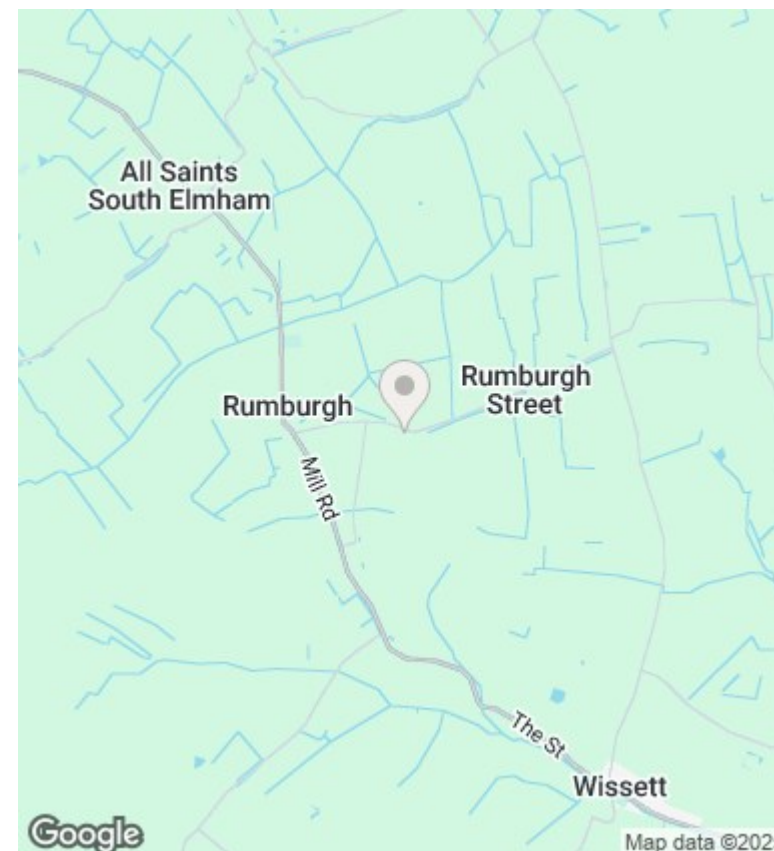


1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1638 sq.ft. (152.2 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 Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

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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	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com