



Post Office Farm, Suffield

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Pointens

### The Property

The property offered for rent is a detached period farmhouse situated in an enviable rural location convenient for both the coast and the county city of Norwich. The property has recently been refurbished and now has well appointed accommodation, briefly comprising: a garden room, sitting room, dining room, study, utility and a well fitted out kitchen. On the first floor a landing leads to 3 good size bedrooms and a family bathroom. Outside there are good size gardens, off street parking, a courtyard and an outbuilding for storage.

### Location

Suffield is a small, rural hamlet surrounded by very attractive part wooded countryside and is around 5 miles from the market towns of Aylsham, North Walsham and Cromer and within easy distance of the North Norfolk coast, designated as an Area of Outstanding Natural Beauty which offers a wide diversity of beaches and opportunities for sailing, bird watching, fishing and a variety of links golf courses. There are an abundance of facilities within a ten mile radius of the village to include the National Trust properties of Blickling, Felbrigg and Sheringham Park and Stately Homes at Wolterton and Mannington Hall (with events and walks open to the public). Alby Crafts centre and Gallery, Bure Valley Railway, the Bittern Lane, Weavers Way and many other walks. Wroxham Barns, Children's Farm and Craft centre and, of course, the Norfolk Broads at Wroxham. The county city of Norwich is around 15 miles distant with a fast train service to London Liverpool Street and an international airport via Schipol, Amsterdam.

### Directions

Leave Cromer on the A149 Norwich road. After around 1 mile take the right hand turning signposted Norwich 19 miles and Aylsham 9 miles. Proceed into the village of Roughton and at the mini roundabout proceed straight over towards Norwich on the A140. After around a further 2 miles take a left hand turning signposted Suffield, The Green (White Post Road). Continue for around 1 mile and at the Gatehouse to Gunton Park follow the round round to the right hand side. Go through the trees and take the next right turning signposted Banningham and Colby. At the next T junction turn right. After around 200 yards Post Office Farm will be found on your right.

The accommodation comprises:

Front Door leading to:  
Entrance Porch and door to

#### Sitting Room ( 14' x 11' 4 )

Open fireplace with pamment hearth housing a wood burner, modern electric heater, an archway leads to a further sitting room area (13'7 x 7') this also has a modern electric heater.

#### Dining Room ( 17' x 13'6 )

Staircase to first floor, modern electric heater,

#### Study (10'4 x 10'2 )

#### Utility Room ( 8'7 x 7' )

Cupboard housing a modern hot water tank

#### Kitchen ( 10' x 10' )

Range of fitted base units with working surfaces over, inset single drainer sink with mixer tap, fitted dishwasher, plumbing for automatic washing machine, fitted oven, surface hob, re-circulating hood, tiled floor stable door to outside,

#### Garden Room ( 15' x 6'6 )

This is constructed of UPVC, leads off the sitting room and opens out into the garden

First floor landing  
Modern electric heater,

#### Bedroom One ( 15' 6 x 14' )

Modern electric heater, period fireplace, heavily timber and vaulted ceiling

#### Bedroom Two ( 10' 5 x 9'2 )

Modern electric heater

#### Bedroom Three ( 10'6 x 10'2 )

Modern electric heater.

#### Family Bathroom

Panelled bath, WC, pedestal wash basin, shower cubicle,

### Curtilage

The property is approached through a wooden five bar gate which leads to a good size lawned garden, that runs mostly to the side of the property. There is a further garden area to the front with various inset flower and shrub beds. To the front of the property you will find a courtyard and a brick outbuilding for storage. There is also plenty off street parking.

### General Information

**Rent:** £1500 per calendar month payable in advance.

**Type of let:** Furnished assured shorthold tenancy

**Damage Deposit:** £1730 refunded at the end of the tenancy if no claim is justified.

**Services:** The tenants will be responsible for all services and council tax.

**References required:** Bank, employment and present or previous landlord. We also carry out a credit check.

**Fees:** There will be a £350 holding deposit, this will be refunded from the first month's rent.

**Restrictions:** Potential tenants must view the interior of this property prior to submitting an application. Dogs will be considered.

**Availability:** This property is available from the 14th June 2025

**Term of tenancy:** 12 months.

**Local Authority:** North Norfolk District Council, 01263 513811.

**Viewing:** Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

**Ref:** H313359L

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Please note that: Photographs may have been taken with the use of a wide-angle lens.

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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