

A superb barn conversion with spacious living area, situated on the outskirts of the popular coastal village of Middleton.

Rent £2,000 p.c.m
Ref: R2254

East Lane Barn
Leiston Road
Middleton
Suffolk IP17 3NS



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

East Lane Barn is situated on the edge of the village of Middleton, a popular village with easy access to Suffolk's Heritage Coast. The village has a well established public house, The Bell, and also a primary school, church and excellent network of footpaths. Also within the grounds of Reckford Farm is Reckford Roost, a popular farm shop and café.

The nearby village of Yoxford has a good range of local shops, and the market town of Saxmundham, with its Waitrose and Tesco supermarkets, lies approximately 4 miles to the south. The nearest railway station is at Darsham, about 2 miles from the property, which has services to London via Ipswich. The Heritage Coast is within approximately 4 miles, with the popular centres of Dunwich, Walberswick, Southwold, Aldeburgh and Thorpeness close to hand.

The Accommodation

The property is approached by a private drive and to the front is a hardcore area for parking. The boundary of the property is fenced and gated.

A hard wood double glazed entrance door with glass to the top section leads into

Reception Lobby 10'8 x 10'6 (3.29m x 3.23m)

With double glazed window, wall mounted thermostat controls. Door to

Cloakroom

With pedestal wash hand basin, towel rail ring, low flush WC and toilet roll holder.

Door off to

Open Plan Living Area 27'8 x 25'6 (8.47m x 7.80m)

The spacious area has beamed ceiling, with spotlights to the beams and walls. In the living area are four built in double storage cupboards, offering shelving and hanging rails.





There are hardwood French doors which lead to the side of the property and out on to the small patio area. Window to side and rear elevation. Shaker style kitchen base units with iron effect handles and knobs. Wood effect roll top work surface over, inset with stainless steel sink and mixer tap over. Induction hob and extractor hood. Double Belling eye level oven. Space for dishwasher and under counter fridge. There are pine shelves for added storage. Centre island with cupboards and drawer units under, inset black opaque marble work top over. There is a tiled splash back to the units, oven and hob. TV and BT points in this living area, together with a wall mounted thermostat for the underfloor heating. Inset skylight to the ceiling. Wall mounted lights.

An archway leads into the

Living area 22'1 x 14'7 (6.73m x 4.48m)

With windows the front and side elevation, freestanding wood burning stove on toughened glass plinth, BT and TV points. Wall mounted thermostat for the underfloor heating.



Utility Room

With matching fitted shaker style kitchen units and wood effect rolltop worksurface. Inset stainless steel sink and mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Pine shelving. Full length double doored cupboard, and a single full length unit with shelving. Thermostat controls. High level window to side elevation. Extractor fan and clothes hanging line.



Rear Entrance Hall

A spacious walk-in cupboard with built in shelving and storage space, smoke detector, inset spotlights and thermostat controls for the underfloor heating. To the back of the hallway there is a shelving display unit inset into the wall and there is a cupboard housing the underfloor heating controls, timers and three wooden slated shelves.

Family Bathroom

Comprising bath with mixer tap and handheld shower hose over, low flush WC and vanity sink all in white. Shaver socket and heated towel rail. Extractor fan and obstructed glazed window side elevation.

Second Bathroom

Comprises of a walk in shower cubicle with shower unit and dolphin boarding to the walls, vanity sink with double drawer unit and splashback. Low level flush WC and shaver socket.



Bedroom Three 11'07" x 10'9" (3.37m x 3.32m)

Front facing room with double glazed window over looking the front garden. Wall mounted thermostat room controls and centre light.



Main bedroom 14'1 x 15'1 (4.31m x 4.61m)

Spacious double bedroom with windows overlooking the front and side elevation. TV point, wall mounted thermostat controls for underfloor heating. Door leading to:



Ensuite Shower Room

Inset spotlights, extractor fan, walk in door double shower unit with rainfall and hand held shower heads, dolphin boarding to cubicle walls, vanity sink with two drawer unit and splashback. Shaver socket. Low level flush WC and two towel ring holders. Window to the side with prospect windowsill.

Bedroom Two 13'8 x 11'1 (4.20m x 3.38m)

With double glazed window to side evaluation and wall mounted thermostatic room controls.





Outside

The property is approached via a private driveway leading into a hardcore area for parking for approximately six cars. The garden is fully enclosed with post, rail and wire fencing. Garden path leading to the front door. Front and side gardens are laid to lawn. There is a front patio and borders with mature shrubs. To the rear of the property there is a gate leading to a lawned area and a double shed with lights internally and externally for the Tenants use. The oil boiler is situated to the rear of the property.

Services Mains electricity, water and private sewerage. Oil fired underfloor heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

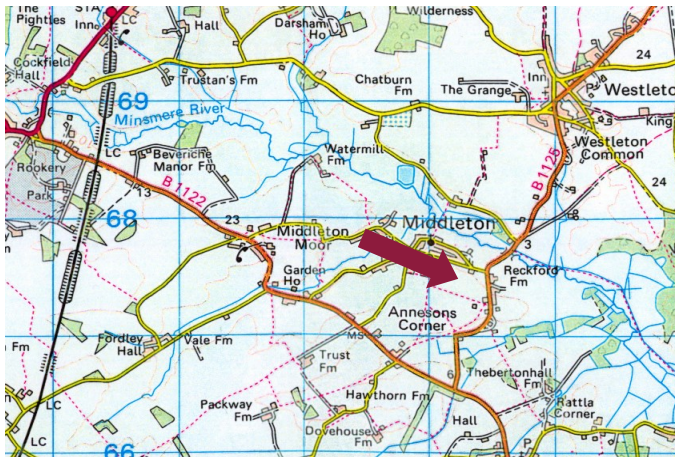
Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band G £3,465.85 payable 2024/2025

Local Authority East Suffolk Council.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

May 2024



Directions

Leaving the A12 at Yoxford on the B1122 and continue along this road for approximately 2.5 miles. Turn left onto B1125, Leiston Road, signposted Middleton, Westleton and Blythburgh. Continue on this road and the property will be found on the right, just before the Farm Shop and the sharp right hand bend.

For those using What3words app:
snuggled.husbands.lighters



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.