

*A spacious well presented three bedroom detached house located on the edge of the popular villages of Westleton and Dunwich.*

Rent £1,550 pcm  
Ref: R2221

Kings Farm  
Westleton  
Saxmundham  
Suffolk  
IP17 3DA



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

Contact Us



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## Location

Kings Farm is situated in the village of Westleton. Westleton is the thriving village store/Post Office/café, as well as The White Horse Inn and The Westleton Crown, which is well known for its food, accommodation and general pleasant ambience. The Suffolk Heritage Coast itself is easily accessible at nearby Dunwich, as is the internationally renowned RSPB Minsmere nature reserve.

The market town of Saxmundham lies a short drive to the south-west and has a good range of shops on its traditional high street, together with both Waitrose and Tesco supermarkets. The railway station at Darsham is about two and a half miles from the property and lies on the East Suffolk line, giving access to Ipswich with connections to London's Liverpool Street station. The world famous Snape Maltings Concert Hall and the Britten-Pears Music School can be found at Snape Maltings, which is approximately seven miles from the property. There is golf and sailing, as well as an abundance of excellent restaurants and shops, at the well known seaside resorts of Southwold and Aldeburgh, which are both approximately nine miles away.

## Ground Floor

Entering through a partially glazed wooden door leading to

### *Entrance Hallway*

A spacious entrance with understairs cupboard and double panel radiator. Staircase leading to first floor and French doors leading out to the rear garden and patio area. A door leads through to

### *Kitchen* 11'9 9'0 (3.58m x 2.74m)

With a range of base and eye level units in a cream shaker design with wood effect roll top worksurface over inset with single white ceramic sink and drainer with mixer tap over. Cannon electric cooker with extractor hood over. Inset microwave. Eco integrated dishwasher. New World integrated fridge and freezer. Inset ceiling spotlights. Double panel radiator. Window overlooking the rear of the property.

### *Dining Area* 14'9 x 11'4 (4.49m x 3.45m)

Dual aspect room with original ceiling beams with windows to the front and side of the property. Double panel radiator and a door leading off into the hallway.

From the kitchen is a wooden door leads to

### *Boiler / Utility Room*

Housing the oil fired boiler, heating controls, electric fuse board and plumbing for washing machine. White low level WC and pedestal wash hand basin. Extractor fan and double panel radiator.

From the entrance hallway a door leads into

### *Sitting Room* 14'7 x 20'4 (4.44m x 6.19m)

A triple aspect room with windows to the front, rear and side of the property. Inset ceiling beams. A fireplace inset with woodburning stove. Two double radiators and wall lights.



Stairs lead from the entrance hallway to

## **First Floor**

### *Landing*

With window overlooking the rear of the property. Door leads to

### *Master Bedroom* 13'8 x 14'8 (4.16m x 4.47m)

A spacious dual aspect room with triple panel radiator and ornate ceiling lights. Door leading to

### *En-suite Shower Room*

Comprising low level WC, pedestal wash hand basin and shower. Heated towel rail. Inset ceiling spotlights. Mirror and shavers point.

### *Bedroom Two* 11'4 x 14'8 (3.45m x 4.47m)

A further double dual aspect double room with wooden floor and double panel radiator. Inset ceiling beam.

### *Family Bathroom*

A three piece suite in white with low flush WC, pedestal wash basin and bath and wooden panel and mixer tap with hand held shower. Separate shower cubicle with glass door and electric shower and extractor fan over. Heated towel rail. Double panel radiator with shelf above, mirror and shavers socket over. Inset ceiling spotlights. Built in airing cupboard with shelving.

### *Bedroom Three* 10'8 x 10'0 (3.25m x 3.04m)

With double panel radiator and ornate light.



## **Outside**

The property is approached via a private track leading to the popular Minsmere Bird Reserve. There is a five bar gate leading to Kings Farm with spacious gravelled parking for up to five. The oil tank and garden shed for the use of the tenants are situated on the gravel area.

The garden is mainly laid to lawn with patio areas to the front and rear of the property. To the front and rear

*Services* Mains water and electricity. Private sewerage and oil fired central heating.

*Council Tax* Band E. £2,656.17 payable 2025/2026

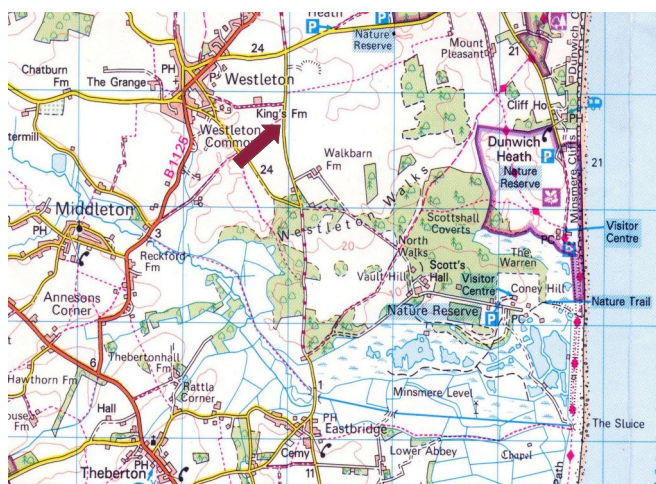
*Local Authority* East Suffolk Council.

*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>

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. **December 2025.**





## Directions

Heading north on the A12, shortly after exiting the village of Yoxford, turn right where signposted to Westleton. Continue for approximately 2 miles into the village and turn left onto the B1125 where signposted Blythburgh and Walberswick. Continue into the centre of Westleton taking the right hand turn to Dunwich. Continue along the road towards Dunwich, turning right to Minsmere (signposted) whereupon the property will be located on the right handside.

For those using What3words app:  
///crossings.fells.jazzy



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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