

Flick & Son

Coast and Country



Sibton,

Rent: £2,650 PCM,

Council Tax: Band F

- Detached farmhouse
- Three/four bedrooms
- Stables & outbuildings
- EPC: E
- Pets considered

- Three reception rooms
- Ample land
- Rural location
- Holding deposit: £611.54



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DESCRIPTION

Flick & Son are pleased to offer for rent this substantial three/four bedroom detached farmhouse with ample outbuildings, stables and land.

ACCOMMODATION

The downstairs of the farmhouse comprises a large kitchen which leads to two reception rooms; one is the ideal sitting room and the other would make a fantastic dining room. There is also the added benefit of a downstairs bedroom with neighbouring shower room and utility area.

Upstairs there are three generous bedrooms and a family bathroom.

Outside immediately behind the farmhouse is a large garden and beyond this you find ample land sufficient for horses. There is also a stable block consisting of two stables, large outbuilding which could be converted to provide more stabling along with some additional outbuildings.

There is also the opportunity to rent further land by separate negotiation with the landlord.

NB: There are no internal photos of the property as this is currently undergoing extensive renovation.

LOCATION

Sibton abuts the village of Peasenhall and hosts the popular White Horse pub. Peasenhall itself sits astride the Yoxford to Stowmarket Road and has a variety of shops in its centre. The A12 Great Yarmouth to London Road is easily accessible at Yoxford, about three miles to the east, and the market town of Saxmundham, which lies about five miles to the south east, has a good range of shops including Waitrose & Tesco's supermarkets and a railway station which gives both direct and connecting services via Ipswich to London Liverpool Street. For those with leisure interests in mind the area abounds with opportunities with first class golf courses being available at Aldeburgh and Thorpeness, for nature lovers both the RSPB Minsmere Bird Reserve, Dunwich Cliff National Trust Reserve and the Aldeburgh North Warren Nature Reserve are all within easy driving distance.

AVAILABILITY

The property is available from 10th July 2024 for an initial twelve month tenancy.

Council Tax: Band F

Deposit required: £3,057.69

Pets considered. Sorry no smokers.

High Street, Saxmundham, Suffolk, IP17 1AB

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

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