



Beccles,

£2,800 PCM

- Detached farmhouse
- Spacious master bedroom
- EPC: E
- Stunning rural setting
- Four further bedrooms
- Holding deposit: £646.15
- Three reception rooms
- Ample garden & outbuildings
- Pets considered

Church Road, Beccles

An absolutely beautiful, character five bedroom farmhouse with stables situated in the beautiful rural village of Willingham St. Mary. OFCH. EPC E.



Council Tax Band: G



DESCRIPTION

Flick & Son are pleased to offer for rent this absolutely beautiful, character five bedroom farmhouse with stables situated in the beautiful rural village of Willingham St. Mary.

ACCOMMODATION

The downstairs of this fabulous property comprises a spacious entrance hallway which leads you to a gorgeous sitting room with wood burner along with two further reception rooms. At the rear of the property you find the fantastic modern kitchen leading to the boot room/utility area. There is also the added benefit of a downstairs W/C.

Upstairs you find the impressive master bedroom with large windows letting in lots of natural light. There is also a wonderful ensuite bathroom with freestanding bath and walk in shower (the bathroom can also be accessed via the main hallway). There are three further bedrooms on this floor along with an additional bathroom.

On the top floor you find a large room perfect as a fifth bedroom or perhaps a home office.

Outside there is plenty of garden to explore along with stables, paddocks, an good size outbuilding and ample parking. There are additional equestrian facilities on offer by separate negotiator with the landlord.

The property is heated via oil fired central heating. It has an EPC rating E.

LOCATION

Willingham St Mary, also known simply as Willingham, is a village and civil parish in the English county of Suffolk located about 3.5 miles (6 km) south of the popular and well-served town of Beccles. Beccles

offers a railway station, excellent shopping facilities and the town is the southern most part of the navigable Broads. The historic cathedral City of Norwich with its outstanding shopping facilities, centre for the arts and airport is just over 23 miles to the north.

AVAILABILITY

The property is available from 18th June 2024 for an initial twelve month term.

Council Tax: Band G

Deposit required: £3,230.76

Pets considered. Sorry, no smokers.

VIEWINGS

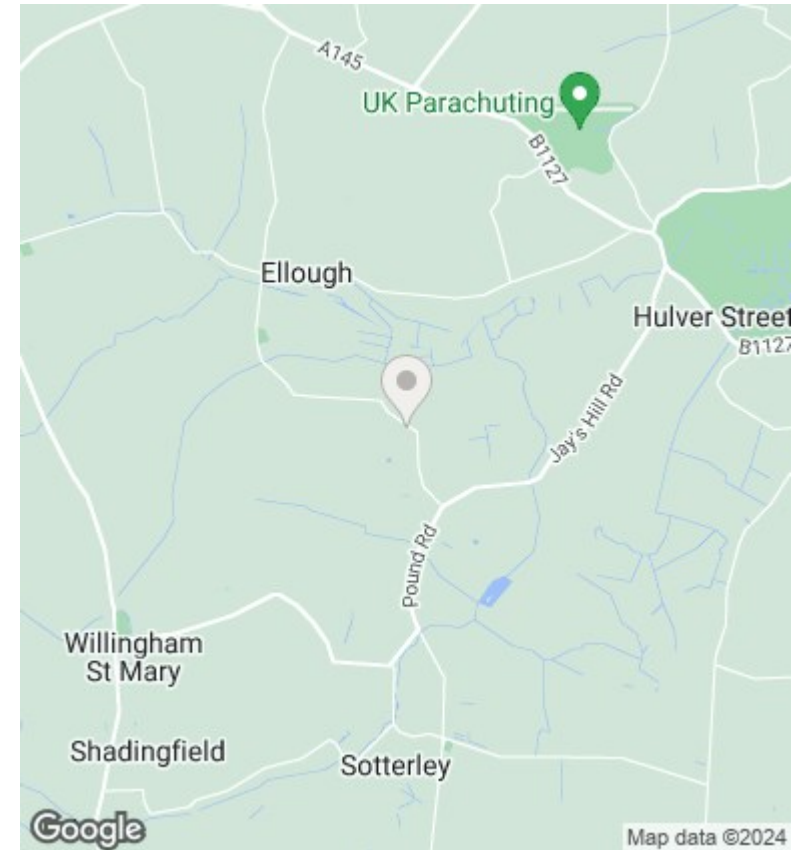
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

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.

Fixtures & 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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Viewings

Viewings by arrangement only. Call 01728 633773 to make an appointment.