



## Woodbridge,

£2,750 PCM

- Detached farmhouse
- Large country-style kitchen
- EPC: E
- Set in four acres
- Four bedrooms
- Holding deposit: £634.61
- Five reception rooms
- Studio/one bedroom annexe
- Pets considered



# Dial Lane, Woodbridge

A truly exceptional four bedroom farmhouse with additional one bedroom annexe located on the outskirts of the rural village of Earl Soham.  
OFCH. EPC E.



Council Tax Band: F



## DESCRIPTION

Set within beautifully maintained grounds, this delightful four-bedroom farmhouse with additional one bedroom annexe offers the perfect blend of character, comfort, and modern country living. Surrounded by mature trees, flowering borders, and expansive lawns, the property enjoys exceptional privacy in a tranquil setting.

## ACCOMMODATION

The ground floor of this impressive property offers a wealth of generously proportioned living space, thoughtfully designed for both family life and entertaining. At the heart of the home is a large, country-style kitchen featuring an AGA and room for a breakfast table—ideal for relaxed family dining. A separate utility and boot room at the far end of the home provides practical access to one of the parking areas and offers additional storage and laundry facilities.

The formal sitting room is a standout feature, with unique Fleur De Lys on the ceiling usually seen in stately homes and elegant proportions, a central fireplace, and views over the gardens—perfect for hosting guests or unwinding in comfort. A separate dining room offers a refined space for more formal occasions, while a cosy snug accessed from the kitchen provides an inviting spot to relax with a book or enjoy quiet evenings admiring the views.

An additional living room in the Victorian extension adds flexibility, creating the perfect space for a playroom/family room or informal sitting room. A dedicated study accessed via this live space offers a quiet and private area for home working or study. The downstairs accommodation is completed with a downstairs W/C.

On the first floor the spacious master bedroom offers a peaceful retreat, complete with a walk-in wardrobe and a stylish en-suite bathroom.

There are two further double bedrooms on the first floor providing comfortable accommodation for family or guests, each enjoying charming views and their own basin. A contemporary family shower room completes the accommodation on this floor.

On the top floor you find a deceptively spacious fourth double bedroom.

Outside the gardens and surrounding landscape offer a rare sense of peace, privacy, and natural beauty. The sweeping lawns are interspersed with a variety of mature trees, creating a parkland-style setting that blends seamlessly into more traditional gardens with two patio areas to choose from. The expansive outdoor space is ideal for a range of uses, from family recreation and gardening to outdoor pursuits (subject to landlord approval)

Nestled within the stunning gardens, you find a modern cart lodge/garage which has been built in a traditional style. Above this there is a self-contained studio/one-bedroom annexe with modern shower room offering versatile accommodation ideal for guests or even as a home office. With a sense of privacy from the main house, this thoughtfully designed space

combines comfort, practicality, and flexibility, making it an excellent addition to the property. The tenant would benefit from access to the two covered parking spaces in the cart lodge along with a garage.

Finally the elegant driveway crossing over the river provides generous parking at both the front and rear of the house, offering convenience for multiple vehicles as well as easy access to the main residence and cart lodge/annexe.

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

## LOCATION

Earl Soham is a picturesque village nestled in the heart of Suffolk, England, approximately 2.5 miles west of Framlingham and situated along the A1120 road. With a population of around 455 residents, it offers a tranquil rural lifestyle combined with a strong sense of community.

Despite its small size, Earl Soham boasts a range of amenities that enhance village life. These include a well-utilised village hall, a 12th-century church, a popular primary school, active tennis and bowls clubs, a newly formed allotment society, a brewery, a pub, a bed and breakfast, an excellent butcher and general store, and a delicatessen and coffee shop.

Framlingham is best known locally for its fine medieval castle and good choice of schooling with Framlingham College and Thomas Mills High School. The town also offers a good selection of shops, public houses and restaurants.

The County Town of Ipswich is about 20 miles to the south-west with mainline rail services to London Liverpool Street station taking just over an hour. The Heritage Coast is within easy reach with Aldeburgh within 12 miles and Southwold 15 miles.

## AVAILABILITY

The property is available from the 1st August 2025 for an initial twelve month term.

Council Tax: Band F

Deposit required: £3,173.07

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
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](http://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.