

# Flick & Son

Coast and Country



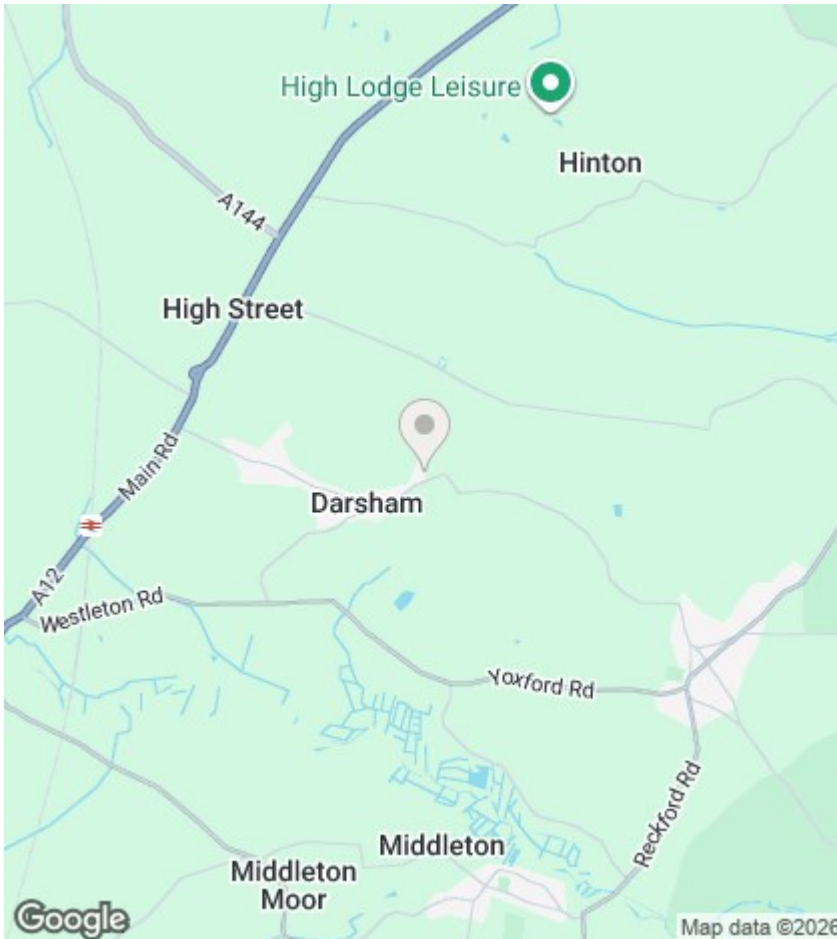
## Darsham,

Rent: £2,550 PCM,


Council Tax: Band F

- Stunning detached farmhouse
- Three reception rooms
- Master bedroom with ensuite
- EPC: C
- Pets considered

- Modern country-style kitchen/diner
- Three/four bedrooms
- Beautiful grounds
- Holding deposit: £588.46



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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 



Total area approx. 252.2 sq. metres (2187.3 sq. feet)

#### DESCRIPTION

Flick & Son are pleased to offer for rent this absolutely beautiful four/five bedroom farmhouse in idyllic surroundings on the edge of the rural village of Darsham.

#### ACCOMMODATION

Step through the front door into a welcoming entrance hall that opens into a stunning, modern country-style kitchen—the true heart of the home. With ample space for a dining table and charming views over the front grounds, it's a perfect place to gather, cook, and entertain.

From the entrance hall, you're drawn into a cosy reception room complete with a wood-burner, ideal for relaxed evenings. This leads seamlessly into an impressive second reception room, flooded with natural light and boasting breathtaking views of the surrounding countryside. Whether you envision this as a luxurious living space or a more formal dining room, it offers endless versatility. Beyond this, a third reception room provides additional flexibility and flows into a practical utility room and a downstairs W/C with walk-in shower. An additional side entrance also provides convenient access. All three main reception rooms showcase distinctive brick floor tiles that beautifully enhance the home's character and charm.

Upstairs, the spacious and characterful master bedroom awaits, complete with a walk-in wardrobe and an ensuite shower room. Two further double bedrooms and a potential fourth bedroom or home office offer generous accommodation. The stylish family bathroom, with shower over bath, is cleverly designed in a Jack & Jill layout, accessible from both the landing and one of the bedrooms.

Outside, the property truly comes into its own. Set within extensive grounds (approx. 2.5 acres) that wrap around the home, the outdoor space is framed by spectacular countryside views, creating a sense of peace, privacy, and rural beauty. Ample off-street parking further enhances practicality.

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

#### LOCATION

The village of Darsham is situated east of the A12, close to the Heritage Coastline, an Area of Outstanding Natural Beauty, some four miles from Dunwich Beach and the RSPB Reserve at Minsmere, with golf courses and opportunities for sailing and boating all within easy driving distance. Darsham also has its own railway station with connecting trains to London Liverpool Street via Ipswich. The village has a farm shop and butchery together with the Red Poll tea rooms and close by is the Fox Inn public house. On the A12 is garage with an extensive mini supermarket. The Smoke and Fire tile warehouse. A post office, public house and a hotel are in the adjoining village of Westleton.

#### AVAILABILITY

The property is available from the 4th February 2026 for an initial twelve month term.

Council Tax: Band F

Deposit required: £2,942.30

Pets considered. Sorry, no smokers.

#### VIEWINGS

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

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