



## Bramfield,

£3,150 PCM

- Beautiful country farmhouse
- Tranquil master bedroom suite
- EPC: E
- EV charger
- Characterful kitchen/diner
- Five further bedrooms
- Holding deposit: £726.92
- Two living rooms
- Stunning grounds
- Pets considered

# Bramfield

A stunning character six bedroom farmhouse set within breath-taking countryside on the outskirts of the popular rural village of Bramfield.  
OFCH. EPC E.



Council Tax Band: Exempt



## DESCRIPTION

Flick & Son are pleased to offer for rent this stunning character six bedroom farmhouse set within breath-taking countryside on the outskirts of the popular rural village of Bramfield.

## ACCOMMODATION

The ground floor of this exquisite character farmhouse offers an exceptional blend of character and practical family living.

At the heart of the home lies the impressive farmhouse kitchen, a superbly proportioned space ideal for both relaxed dining and hosting. A charming exposed low beam subtly defines the space and reinforces the property's character. The kitchen flows effortlessly into the dining area which is perfectly suited to entertaining or family meals. Complimenting these principal spaces is a utility room and a stylish ground floor bathroom with separate walk-in shower and bathtub.

The home benefits from two beautifully contrasting reception rooms. The first of which is a TV room centred around a wood-burning stove, while the more formal sitting room is a standout space, featuring a striking open fireplace and arranged to enjoy views across the grounds.

On the first floor, the master bedroom suite is a tranquil retreat featuring an ensuite W/C and walk in shower room. The master bedroom also benefits from its own private balcony which provides an idyllic spot to enjoy morning coffee and far-reaching views over the surrounding countryside.

There are four further well-appointed bedrooms on this floor, each enjoying its own individual character and are ideal for family members or guests. A stylish family bathroom with separate W/C completes the accommodation on this floor.

On the top floor, there is the ever so charming sixth bedroom set beautifully within the eaves of the property.

Outside the property benefits from generous grounds which wrap around the house and provide incredible views of the Suffolk sunset! To the side of the property there is ample off-street parking for multiple cars along with an EV charger.

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

## LOCATION

Bramfield is a charming and sought-after village nestled in the Suffolk countryside, offering a peaceful rural lifestyle while remaining conveniently located for access to nearby market towns and the stunning Suffolk Heritage Coast. The village is steeped in history and character, with a welcoming community and picturesque surroundings that include open fields, country lanes, and traditional thatched cottages. Local amenities include a well-regarded pub, a historic church, and easy access to walking and cycling routes, making it an ideal location for those seeking a blend of tranquility and accessibility. Just a short drive away are the coastal towns of Southwold and Halesworth, providing further shopping, dining, and leisure opportunities.

## AVAILABILITY

The property is available from the 21st February 2026 for an initial twelve month term.

Council Tax: Band TBC  
Deposit required: £3,634.61

Pets considered. Sorry, no smokers.

The property can be offered furnished or unfurnished, landlord is flexible.

NB: The sewerage treatment costs are included in the monthly rent.

## VIEWINGS

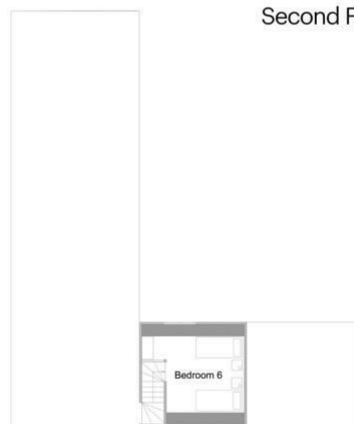
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.



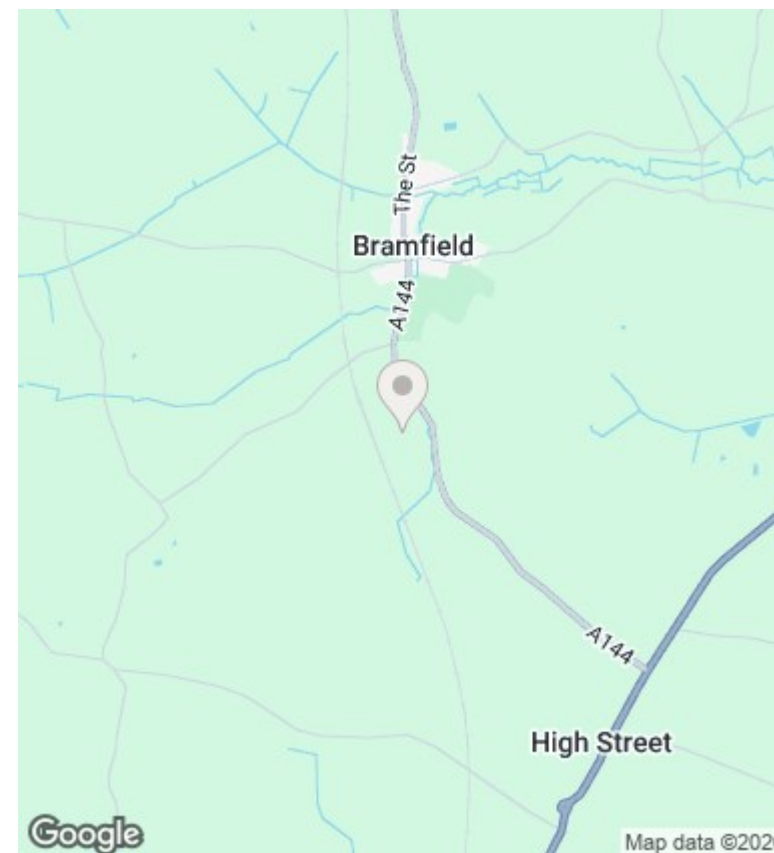
Ground Floor



First Floor



Second Floor



### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and Juno Property Lawyers Ltd 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 £299 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd 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.