Flick & Son
Coast and Country







Middleton,

£3,100 PCM

- Brand new barn conversion
- Four bedrooms
- EPC: C
- High-end finish throughout
- Four bathrooms
- Holding deposit: £715.38
- Breath-taking open plan living/kitchen space
- 0.5 acre plot
- Sorry no smokers

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Fenstreet Road, Middleton

A truly exceptional four bedroom four bathroom barn conversion situated on a quiet lane on the outskirts of the rural village of Middleton.
Air source heat pump. EPC C.

4 4 1 C

Council Tax Band: F





DESCRIPTION
Flick & Son are pleased to offer for rent this truly exceptional four bedroom four bathroom barn conversion situated on a quiet lane on the outskirts of the rural village of Middleton.

ACCOMMODATION
Nestled between the popular villages of Middleton & Westleton, this brand-new, four-bedroom, four-bathroom barn conversion offers the perfect blend of rural tranquility and high-end contemporary living. Finished to the highest specification throughout, this property is not to be missed.

As you first enter the property you step into a contemporary hallway that sets the tone for the rest of this stunning home. Designed with both scale and style in mind and featuring a unique curved wall—a bold architectural element that adds a sense of movement and sophistication to the space.

In the centre of this impressive home you find the breath-taking double-height living/kitchen area with exposed oak beams and beautiful flooring ideal for both entertaining and relaxing. The space is truly versatile with the option to separate the space into two living areas and still with room for a dining table.
At one end of the living space there is a state-of-the-art kitchen boasting bespoke cabinetry, a large central island, integrated premium appliances and five-way Quooker tap (cold, hot, boiling, filtered and sparkling water).
Completing the living space are two grand sliding doors opening out onto a front patio area giving a real sense of indoor/outdoor living.

To the far left hand side of the central hallway you find the master bedroom; a serene retreat designed with both comfort and style in mind. The master bedroom benefits from a luxurious ensuite complete with freestanding bathtub.

Beyond the master bedroom, there are three further double bedrooms. Every bedroom benefits from its own bespoke bathroom, individually styled with high-end finishes and attention to detail. From elegant tiling and fixtures to walk-in showers, each bathroom is thoughtfully crafted to deliver both functionality and luxury.

Completing the accommodation is a useful, beautifully finished utility room with separate washing machine and tumble dryer.

Outside the main entrance door you find a tiled patio area which flows seamlessly from the house, creating a natural extension of the living space. Beyond this there is a great size lawn with far-reaching field views. To the side of the property, a gated driveway provides secure off-street parking for multiple vehicles. The property sits within a 0.5 acre plot.

The property benefits from underfloor heating throughout which is zoned so each bedroom etc can be a temperature to suit the occupant. The rent for this property also includes Starlink internet which is a real bonus.

LOCATION
This stunning home is situated on the outskirts of the village of Middleton but is also close to the equally sought after village of Westleton. There are public footpaths nearby to the property to each village.

Centred around its small village green and the parish church of The Holy Trinity, the village of Middleton also has a primary school, public house and is served by public transport. The village lies approximately four miles from the Suffolk Heritage Coast at the historic village of Dunwich to the south and the internationally renowned RSPB Bird Reserve at Minsmere.

The ever popular village of Westleton lies about six miles northeast of the market town of Saxmundham, and only just over two miles east of the A12. Set around a traditional village green with restaurants, public houses, motor vehicle garage and a thriving village store and post office.

AVAILABILITY
The property is available from the 18thh November 2026.

Council Tax: Band F
Deposit required: £3,576.92

Sorry no smokers.

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

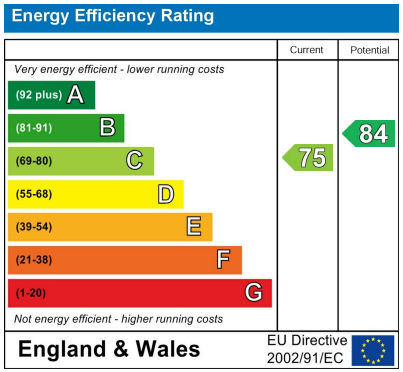


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to 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

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.