Flick & Son
Coast and Country







Walberswick,

£4,300 PCM

- Exceptional detached home
- Five bedrooms
- EPC: E
- Sought-after private location
- Beautiful gardens with home office
- Holding deposit: £992.24
- Tudor-style drawing room
- Driveway & garage
- Pet considered

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773

lettings@flickandson.co.uk
www.flickandson.co.uk

Millfield Road, Walberswick

A truly exceptional & unique five bedroom detached home situated on a private road in the pretty coastal village of Walberswick. OFCH. EPC E.

5 2 3 E

Council Tax Band: G





DESCRIPTION
Flick & Son are pleased to offer for rent this truly exceptional & unique five bedroom detached home situated on a private road in the pretty coastal village of Walberswick.

ACCOMMODATION
Built around 1904 for his own use by architect Frank Jennings—father of WWII filmmaker Humphrey Jennings—this remarkable home showcases his talent for intricate craftsmanship and his imaginative reuse of historic materials salvaged from medieval Suffolk buildings. The property is described as “arguably the finest Arts & Crafts house” in the official Walberswick Conservation report.

Te Awahou retains a wealth of original features, including exposed timber beams with delicate detailing, five fireplaces, diamond-paned leaded windows, and traditional plank doors. It is considered one of the best-preserved Jennings houses in Walberswick, with its historic character thoughtfully maintained alongside stylish modernisation.

A cobble and Suffolk-tile path leads to the front door, opening into a reception lobby and central hallway that links the drawing room, sitting room, kitchen/breakfast room, study and utility room, with stairs rising to the upper floors.

The triple-aspect drawing room is exceptional, distinguished by a soaring vaulted ceiling and medieval oak beams with carved embellishments. Two brick fireplaces anchor the room, one featuring a finely carved wooden mantelpiece originally from the 16th-century palace of the Duke of Norfolk in Harwich, complete with crest. Large windows fill the space with light, while French doors open directly onto the gardens.

The AGA kitchen/breakfast room is a bright, well-sized space, fitted with restored cabinetry, a central island, gas hob and oven, and an oak stable door to the garden. An elegant sitting/dining room features a striking fireplace with a white stone surround and deep hearth, forming a natural centrepiece. Throughout the reception areas are exposed beams, studwork, oak panelled doors, and wooden floors—hallmarks of Jennings’ signature style. A generously sized study with views over the garden and a practical utility room complete the ground floor.

A staircase with beautifully carved handrails leads to the first and second floors. The first floor offers four spacious bedrooms, each with large leaded windows that welcome abundant natural light. The first floor also hosts two bathrooms; one with walk-in shower and the other with a gorgeous bathtub and walk-in shower. The second floor hosts an additional large bedroom with charming views across Walberswick towards the sea.

Te Awahou’s gardens are an exceptional feature, complementing the house beautifully within its plot. A gravel drive to one side provides off-road parking. There is also a garage reached independently from Millfield Road.

To the east lies a decorative sunken garden with low walls, intricate stone and tile pathways, mature hedging, and a picturesque folly.

The wider grounds consist of lawns bordered by rich herbaceous planting, a pond set amid a wildflower garden, and an array of mature trees. Paths lead to a large covered terrace framed by lush planting. Nearby stands the garden office, with French windows opening onto the terrace.

Beyond this area is another enchanting section of garden planted generously with lavender, its symmetrical paths leading to a classic decorative greenhouse.

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

LOCATION
Walberswick stands on the south bank of the River Blyth, just across the water from Southwold. A ferry operates from Southwold in the summer, cutting short a seven mile journey by road. Formerly a prosperous fishing village, nearly half of the houses in Walberswick today are holiday homes. The village has a thriving artistic community with regular exhibitions, two excellent village pubs, tea rooms and village hall.

AVAILABILITY
The property is available from the 19th December 2026.

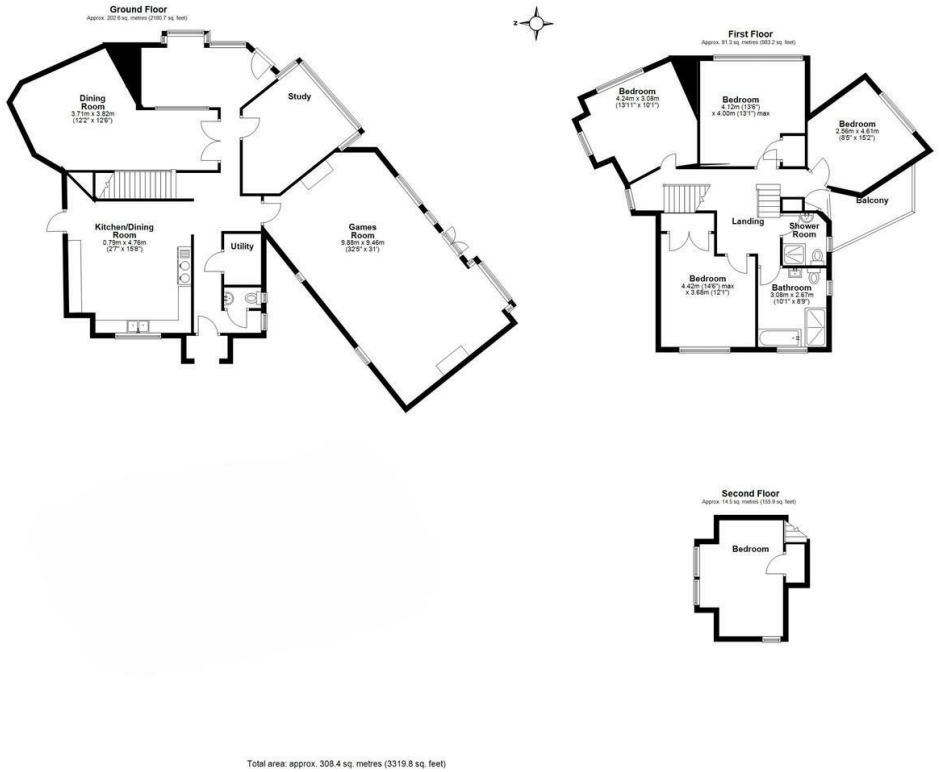
Council Tax: Band G
Deposit required: £4,961.23

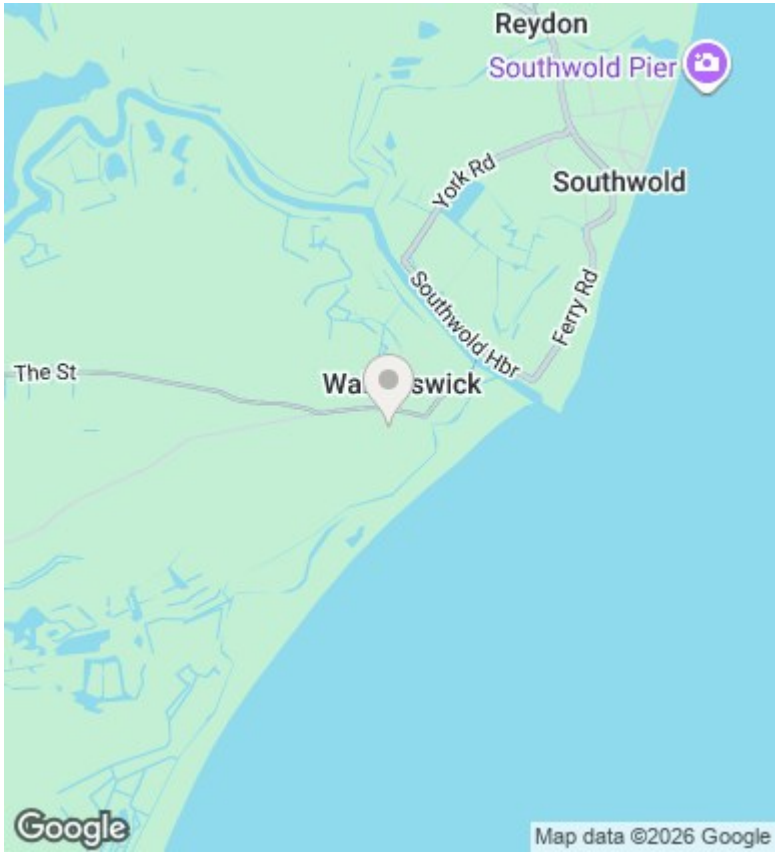
Pet considered. Sorry, no smokers.

The monthly rental cost will include the cost of a regular gardener, chimney sweeping and AGA & boiler service.

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

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



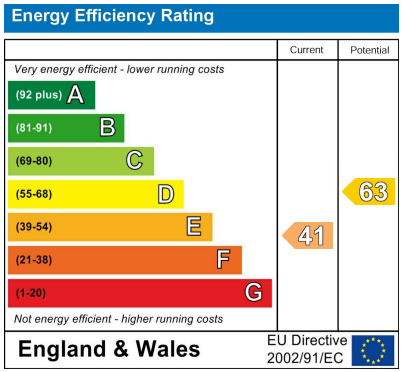


Conveyancing, Surveys & Financial Services

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.

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