



## Halesworth, Suffolk

£2,300 PCM

- Grade II listed
- Master bedroom with ensuite
- EPC: E
- Beautiful character features throughout
- Five further bedrooms
- Holding deposit: £530.76
- Ample reception space
- Stunning gardens
- Pets considered

# Peasehall Road, Halesworth

A absolutely stunning character farmhouse located in the peaceful rural village of Walpole.



Council Tax Band: G



## DESCRIPTION

Flick & Son are pleased to offer for rent this absolutely stunning character farmhouse located in the peaceful rural village of Walpole.

## ACCOMMODATION

Approached via a covered porch, a stable door opens into an impressive reception hall featuring an inglenook fireplace; an elegant introduction to this characterful home.

The kitchen/breakfast room is beautifully appointed with fitted cabinetry and ample space for a range cooker and integrated appliances,. A well-equipped utility room sits alongside, complete with a butler sink and plenty of storage.

The dining room is rich in period charm with a striking fireplace housing a substantial wood-burning stove. This leads through to another fabulous reception room which is a beautifully proportioned space with views over the garden and an open fire.

A boot room provides practical access to the garden, ideal for country living. The ground floor also offers a versatile study or snug along with a shower room and separate W/C.

Upstairs the master bedroom enjoys a peaceful outlook, and benefits from a stylish ensuite shower room. A further room, arranged as a dressing room, features extensive fitted wardrobes. The family bathroom is generously appointed with both bath tub and separate shower.

The additional bedrooms are arranged across a second landing, all of which are spacious and benefit from character features.

Outside to the rear and side of the property there are beautiful mature

gardens and patio areas. A shingled driveway crosses a small bridge to provide access to a generous parking area, with an oversized double garage providing excellent storage.

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

## LOCATION

The village of Walpole sits on the edge of the fine Heveningham Hall Estate with its rolling landscape where annual events include the Summer Country Fayre and the November Fireworks Party. The nearest local town is Halesworth which is a charming old mill town with a pedestrian main thoroughfare and many independent shops as well as a large Co-op, has excellent shops, a brilliant Art Centre called The Cut, some great pubs and a rail service to Woodbridge, Ipswich and London. A short drive to the east and you reach the famous Suffolk heritage coast with its expanse of beaches and handsome towns including Aldeburgh and Southwold along with the picturesque villages of Dunwich and Walberswick. The area is a haven for walkers and cyclists and is renowned for its bird life and the world famous RSPB Reserve at Minsmere.

## AVAILABILITY

This property is available from the 25th April 2026.

Council Tax: Band G

Deposit payable: £2,653.84

Pets considered. Sorry, no smokers.

## VIEWINGS

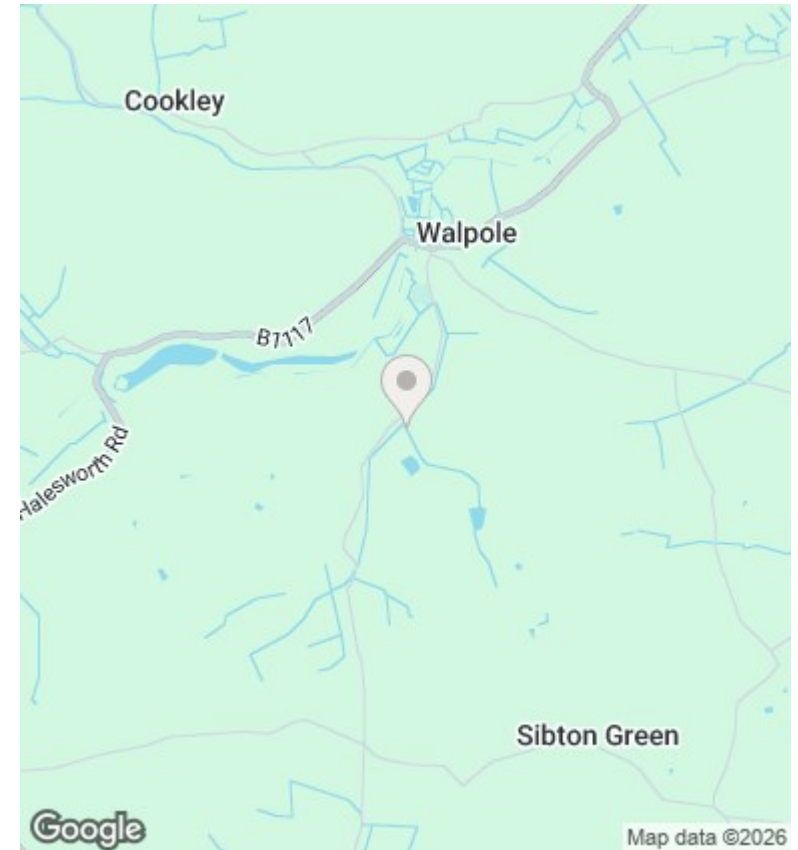
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to 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
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<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.