



## Sibton,

£1,500 PCM

- Character detached cottage
- Two ensuite bedrooms
- EPC: E
- Peaceful location
- Off-street parking
- Holding deposit: £346.15
- Three reception rooms
- Furnished/unfurnished
- Sorry no pets or smokers

# Hollow Lane, Sibton

A simply beautiful two bedroom fully furnished detached cottage in a serene setting on the outskirts of the rural village of Sibton.  
OFCH. EPC E.



Council Tax Band: C



## DESCRIPTION

Flick & Son are pleased to offer for rent this simply beautiful two bedroom fully furnished detached cottage in a serene setting on the outskirts of the rural village of Sibton.

## ACCOMMODATION

Step through the charming stable-style entrance door into a beautifully presented dining room which is rich in character and natural light. Exposed beams and a traditional Suffolk red-brick floor create a warm, inviting atmosphere, while a cast-iron stove provides a striking focal point. (Please note this room has restricted head height)

A doorway leads through to a stylish, contemporary kitchen enjoying delightful views across a large natural pond. Thoughtfully designed, the kitchen features a tall fridge-freezer, slimline dishwasher, ceramic hob, integrated oven, and inset stainless steel sink with pull-out mixer tap. Additional appliances include an espresso machine, electric kettle, microwave and Dualit toaster.

From the dining area, a further door opens into the bright and welcoming sitting room overlooking the front garden. From here doors lead seamlessly into a double-glazed conservatory, enjoying panoramic garden views and direct access to the front and side garden via French doors; this is a superb additional reception area – perfect for reading, relaxing or entertaining while enjoying the surrounding views.

The ground floor master bedroom benefits from a gorgeous en-suite shower room, with large walk-in shower, all finished to an exemplary standard. Also off the bedroom is a small utility room with butler's sink and hanging space for clothes. The bedroom also enjoys immediate access to a small brick terrace and private garden.

The second bedroom is situated on the first floor and is accessed via a characterful wooden cottage staircase. This room enjoys attractive views across the natural pond and retains period charm, including an original decorative Victorian grate and eaves detailing to both sides. En-suite facilities include a separate wash basin area that leads into the bathroom with modern double-ended bath and close-coupled toilet.

Outside the property is surrounded by the most exquisite country garden with brick terrace and large up fenced natural pond. There is also off street parking for at least two vehicles (with electric charging available by private contract).

The property benefits from high-speed broadband which is ideal for working from home etc.

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

## LOCATION

Sibton is off the A1120 between Yoxford and Peasenhall. Both villages have good village stores and a popular pub. Darsham station allows travel to London, via Ipswich, in two hours. The A12 London to Yarmouth road is within a ten minute drive.

The thriving market town of Saxmundham is five miles away and has a good range of shops including Waitrose and Tesco. Easily accessed leisure facilities include golf courses at Halesworth, Aldeburgh and Thorpeness as well as RSPB Minsmere and Dunwich for nature lovers.

## AVAILABILITY

The property is available from the 1st April 2026 for an initial twelve month term.

Council Tax: Band C

Deposit required: £1,730.76

Sorry no pets or smokers.

The property can be offered furnished or unfurnished, the 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 Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, 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			100+
(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>		49	
(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.