



**Grier & Partners**  
RESIDENTIAL LETTINGS



2 Firs Farm Cottages, Hagmore Green,  
Boxford, Sudbury,  
CO10 5NU

- Rural Three Bedroom Cottage
- Isolated Rural Position
- Charming Cottage
- Large Garden - Tenant Will Need Lawn Mower

**To Let Asking Rent £950 PCM**

EPC Rating '42'







## Property Description

### INTRODUCTION

A charming three (walk through) bedroom cottage with an extensive garden mostly laid to grass, located in a stunning highly rural position surrounded by open countryside and accessed via a rural road, available for long term let to the ideal tenant. Open plan kitchen dining-room, sitting room and external utility room. Available from February, viewings strictly by appointment only.



## TERMS & INFORMATION

Ideally Suited to a Single Person or Couple  
 Heating via oil fired boiler to radiators throughout and hot water via mains pressure tank  
 Well water supply (UV filtered) water included  
 Private drainage system shared with adjacent property (landlord to cover cost of emptying)  
 Long term let desired  
 Pets Not Considered  
 Deposit £1,096.15 (5 Weeks Rent)  
 Low beams and doorways on the first floor  
 Bedrooms three to one accessed via walk throughs  
 Stairs are steep and turn at the top through 90 degrees.  
 Double glazing throughout  
 Rural position  
 Lawn Mower (ride-on ideally) required by tenant



## DIRECTIONS

from the village of Stoke-by-Nayland take the B1068 towards Assington and Sudbury, passing the entrance to Copella Fruit Juices on your right turn right onto Brick Kiln Lane and after just over half a mile turn left onto Assington Lane. The property can be found after a quarter of a mile on the right hand side.  
 Driveway (unmade) parking to the side of the property.

## ACCOMMODATION

on the ground floor:

## ENTRANCE

from the driveway to the rear courtyard with doors to the kitchen and:



## EXTERNAL UTILITY ROOM

9'00 x 8'01 half glazed door from the courtyard, work surface to side, floor mounted boiler and mains pressure hot water cylinder.

## KITCHEN-DINING ROOM

17'08 x 11'05 windows to two sides with views over the garden and fields beyond, kitchen area with oak fronted wall and base units under a granite effect work surface with inset sink, space for cooker/hob combination, fridge etc. Dining area with open fireplace (inactive) and door through to the:

## SITTING ROOM

11'05 x 11'00 window to the front, fireplace with log burner, tv point and doors to the stairwell and:



## BATHROOM

8'03 x 5'11 opaque window to the rear, inset panel bath with tiled surround, pedestal sink, w/c and radiator.





**STAIRWELL**

door from the sitting room and the stairs ascend steeply to the:

**FIRST FLOOR SHOWER ROOM**

11'06 x 8'00 window to the front, shower cubicle to the side with Mira power shower and extractor fan above, w/c and pedestal wash basin, door through to the:

**THIRD BEDROOM**

11'04 x 8'09 window to the rear, low doorway opens into:

**SECOND BEDROOM**

11'07 x 9'03 window to the rear, storage cupboard behind the chimney stack and doorway through into:

**BEDROOM ONE**

11'07 x 9'06 window to the front overlooking fields beyond.

**OUTSIDE**

extensive garden to the side and rear of the property with a private driveway and ample parking from the road. Number of outbuildings offering flexible space. Open areas of grass and a number of specimen trees.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		