

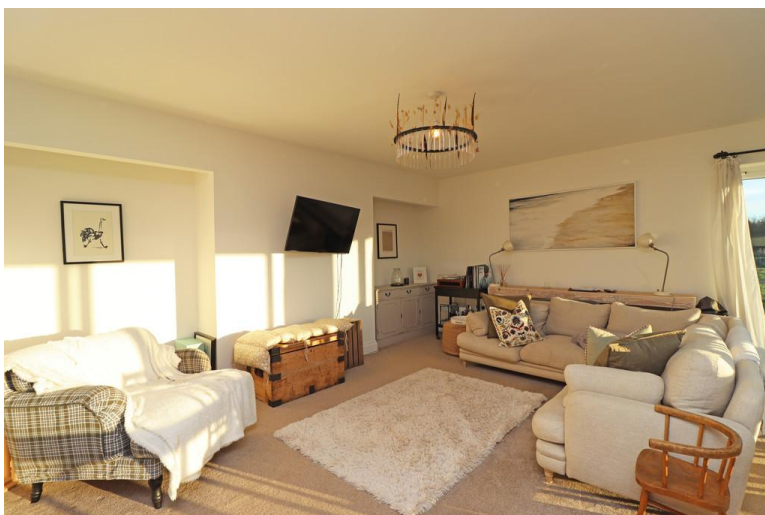


**Grier & Partners**  
— LAND AND ESTATE AGENTS —

GRANARY HOUSE, STRAIGHT ROAD,  
EAST BERGHOLT, COLCHESTER, SUFFOLK, CO7 6UU  
RENT £2,100 PCM







## INTRODUCTION

Situated overlooking open farmland beyond and designed to maximise the views throughout the property, this three-bedroom 1,937 square foot, two storey converted barn property was completed in 2023 to an exceptional standard and offers a modern open plan layout, spacious bedrooms and a highly insulated, efficient build. Viewing by Appointment only, tenancy available from late February 2026.

## INFORMATION

Air source heat pump to underfloor heating throughout on the ground and first floors. Ample power sockets and TV aerial sockets, recessed lighting to bathrooms, halls and kitchen. Floor coverings throughout and curtain poles to all rooms. Windows are sealed double glazed units, latest levels of insulation throughout. Gardens have large paved terrace areas leading to gardens laid to lawn with fenced boundaries. Countryside views to both front and rear. Outside lighting to both front and rear with private parking for three cars.



## TERMS

Rent Sought £2,100 PCM Min 12 month tenancy Deposit £2,423.07 (5 Weeks Rent) Holding Deposit £484.61 (1 weeks rent) Rent exclusive of utilities and council tax, Non smoking, No Pets, References required, Broadband available, Heating via Air Source Heat Pump to underfloor heating throughout, Tenancy application required.

## ACCOMMODATION

over two floors and some 1,937 sqft of accommodation in a stunning location.

## ENTRANCE

via a secure composite door from the driveway into the:

## HALLWAY

13'03 x 6'01 hardwood effect flooring extends from the hallway into the kitchen/ living space. Doors to the side into the cloakroom, utility room, storage cupboards and the:

## SNUG/PLAYROOM

19'03 x 8'11 dual aspect windows to the front and side.

## UTILITY ROOM

6'02 x 5'00 window to the front, tall cupboard with space and plumbing for stacked washing machine and tumble dryer, granite effect work surface to the side with inset stainless steel sink and drainer. Recessed ceiling lights and an extractor fan.

## KITCHEN/ DINING/ LIVING SPACE

32'05 x 20'07 (max) stunning open plan space with a large open living area with dual aspect glazed sliding doors onto the rear and side terraces. The room takes in fantastic views over open farmland. The kitchen area also benefits from windows overlooking the garden and farmland beyond over a low garden fence, the kitchen itself is extensive with a range of wall and base units to three sides and a large peninsular unit. Granite effect work surface provides extensive preparation areas and a contemporary finish to the space. Space for dishwasher and oversize fridge/freezer. Fitted electric oven and induction hobs.







## ON THE FIRST FLOOR

### LANDING

9'00 x 6'05 gives access to all three bedrooms and family bathroom, airing cupboard with hot water tank, linen cupboard.

### BEDROOM ONE

13'06 x 13'06 dual aspect windows with stunning views over open farmland surrounding the property. Walk in wardrobe with shelving and rails as well as:

### EN-SUITE

8'07 x 5'10 opaque window to the rear, large corner shower, w/c, wash basin and heated towel rail.

### BEDROOM TWO

16'08 x 12'03 dual aspect windows to the front and side again with wonderful views over the gardens and farmland surrounding the property. Walk in wardrobe and door to the:

### EN-SUITE

7'07 x 5'10 opaque window to the front large corner shower, w/c, wash basin and heated towel rail.

### BEDROOM THREE

15'04 x 12'03 window to the rear with farmland views.

### FAMILY BATHROOM

9'05 x 8'11 opaque window to the front, panelled bath, w/c and pedestal wash basin to the side, heated towel rail completes this spacious family bathroom.

### OUTSIDE

to the rear and side of the property private gardens are laid primarily to lawn with subs tail area of terrace taking in a Southerly aspect and Westerly aspect. Ample parking space to the front of the property and a bin store adjacent to the parking area. Outside tap and side gate into the garden.

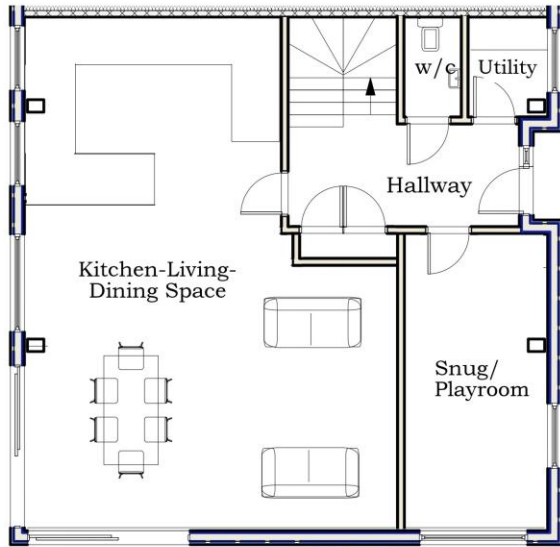




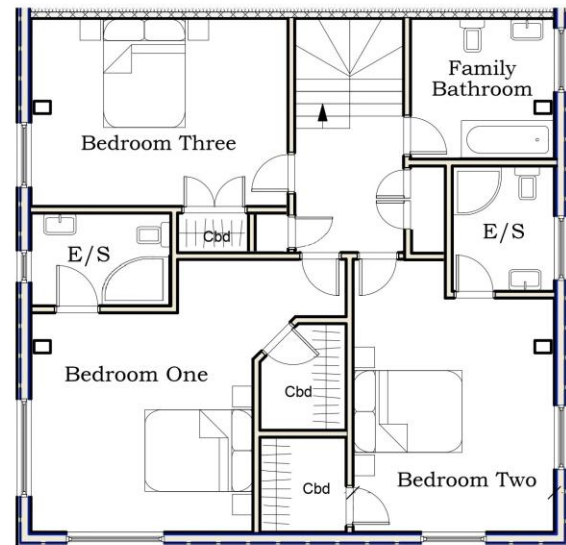
# Grier & Partners

LAND AND ESTATE AGENTS

## Ground Floor



## First Floor



Total - 1,937 square feet

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		