



Grier & Partners



CHURCH FARM , THE STREET, ERWARTON, IPSWICH,
SUFFOLK, IP9 1LL
RENT - £1,950 PCM





INTRODUCTION

Situated in an elevated position overlooking the Stour River, this six bedroom farmhouse is available to rent on a long term basis. The property has a pleasant rear garden that takes in a Southerly aspect and looks over open farmland to the Stour River. Internality two large receptions rooms and a kitchen/breakfast room provide flexibility. The house is available to rent from the 1st November 2023.



INFORMATION

a grade II listed property with a number of charming period features. Heating is provided via an oil fired boiler to radiators throughout and with hot water via tank with additional immersion heating. Private drainage system in place where the tenant will be required to annually have the tank emptied (details upon request). Fibre broadband is available to the property. Mains water and electric.

DIRECTIONS

from the A14 heading East take the Wherstead turn and follow the A137 towards Ipswich, at the bottom of the hill take the second exit at the roundabout onto the B1456 continue on for 6.5 miles and turn right onto Erwarton Walk. Continue on to a T junction and turn right onto The Street, the property can be found on the left hand side after .75 of a mile. Ample driveway parking.

TERMS

12 month assured shorthold tenancy

Deposit required of £2,250.00 (5x weeks rent)

References required

Tenancy application required (no charge will be made)

Maximum holding deposit of £450 (1x weeks rent) prior to the tenancy start (this to be included within the main deposit at tenancy start)

Deposits held in the tenancy deposit scheme (DPS)

Pets considered

Tenant will be required to empty the septic tank annually

Oil tank will be handed over with a minimum level of Oil Hedging to the front and trees in rear garden will be maintained by the landlord



ERWARTON

a small Shotley Peninsular village just a short 1.2 mile drive from the village of Shotley. Shotley has a range of services from post office and shop to a garage and primary school. There is a bus link to Ipswich taking 30 minutes to get to the centre of the town.

BEDROOM ONE

16'06 x 15'11 Windows to front and back, feature fireplace, exposed beam.

BEDROOM TWO

16'06 x 13'01 Window to front and side.





BEDROOM THREE

15'07 x 10'01 Window to side and rear with views of the River Stour.

BEDROOM FOUR

14'08 x 10'07 Window to the front, reduced head height to sides with exposed beams.

BEDROOM FIVE

15'03 x 10'08 Window to the front, reduced head height to sides, with exposed beams.



UPPER LANDING

10'08 x 8'01 Window to the front, stairs down to landing.

BEDROOM SIX

10'00 x 7'00 Window to front

FAMILY BATHROOM

12'01 x 8'09 Window to side, bath with shower and screen over, W/C, pedestal wash basin, airing cupboard to side containing the hot water cylinder.



LANDING

with window to side and rear, two sets of stairs to the ground floor rear hall and front entrance hall.

ENTRANCE HALL

16'06 x 6'00 panelled door from the front garden, door to the rear terrace, and doors to reception rooms.

SNUG/DINING ROOM

16'08 x 15'09 bay window with panel glazed sashes to the front and panel glazed door to rear terrace. Feature open fireplace.



SITTING ROOM

18'06 x 15'08 bay window with panel glazed sashes to the front. Large feature fireplace with tiled hearth, log burner to be installed prior to tenancy start. Doorway to:

REAR HALL

Entrance hall from driveway to the side, under stairs cupboard with power and light. Doors to:



SHOWER ROOM/UTILITY ROOM

8'08 x 6'02 opaque window to side, tiled floor, oak work surface with space and plumbing for washing machine, raised shower tray, WC and wash basin, extractor fan and central light.



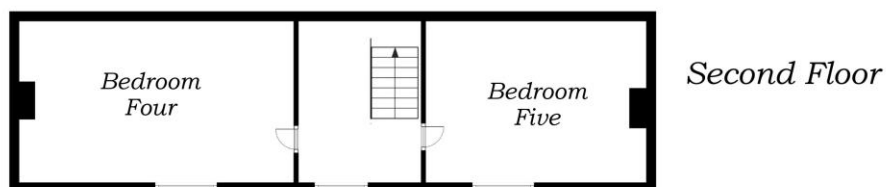
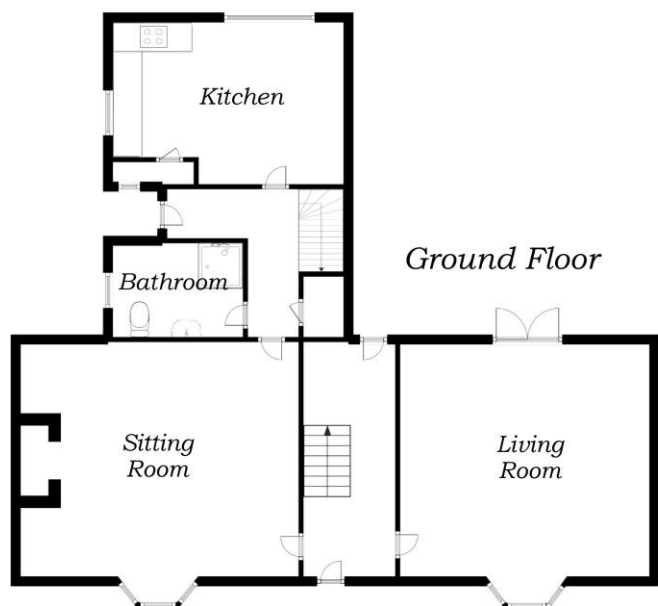
KITCHEN/BREAKFAST ROOM

15'06 x 10'11 window to side and window to the rear with far reaching views over the Stour River valley and garden. Tiled floor, range of wall and base units to side providing ample storage, granite work surface with inset sink and drainer. Integrated electric oven and hob. Space and plumbing for dishwasher. Pantry cupboard with fitted shelving and floor mounted oil-fired boiler.

OUTSIDE

gated entrance from the road to extensive parking area to the side of the property. Brick built wood shed with power and light, personal door through to the enclosed garden. The rear garden is laid to lawn with a low brick wall boundary to three sides. Area of sheltered light stone terrace to the rear of the house, enjoying a southerly aspect with open views over the River Stour. Further brick-built storage workshop to the side. The Front garden is laid to lawn with a well-maintained hedge to the roadside and pathway to the front door.





Grier & Partners
 LAND AND ESTATE AGENTS