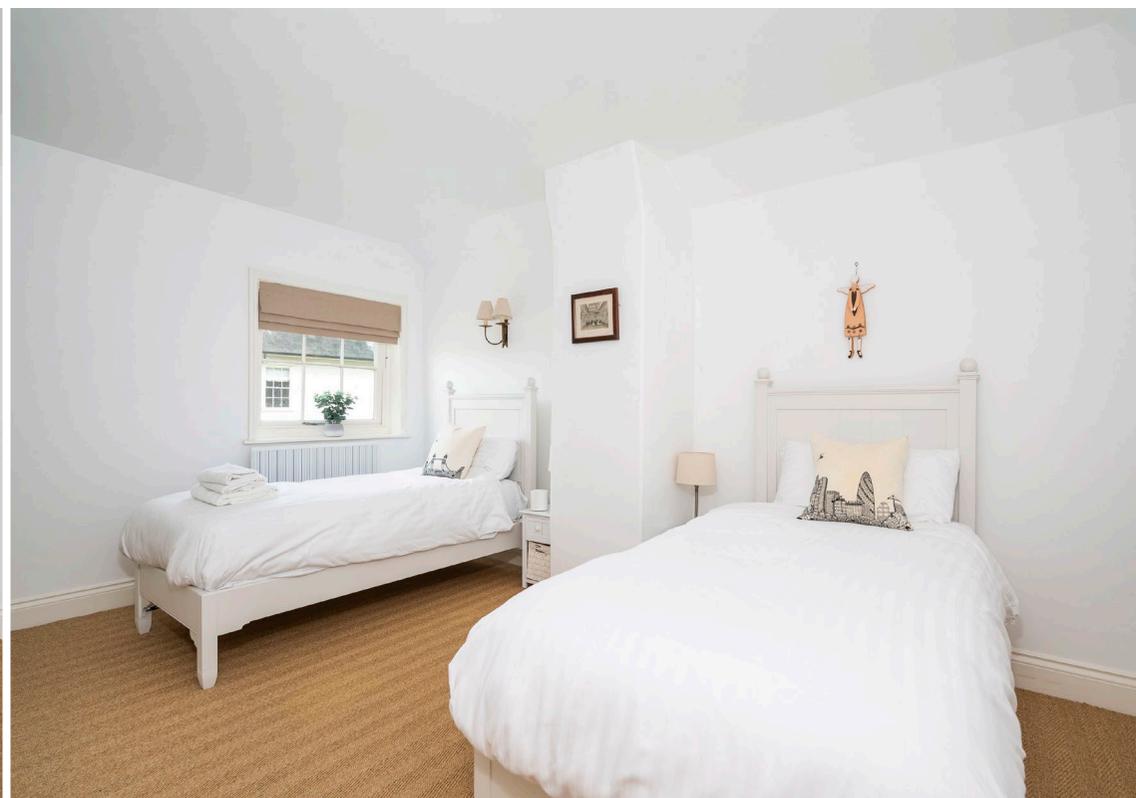




**The Coach House**  
**Stowe Hill, Hartest, Suffolk**

**DAVID  
BURR**



# THE COACH HOUSE, STOWE HILL, HARTEST, SUFFOLK, IP29 4EQ

Hartest is one of West Suffolk's most favoured villages. The Green, a conservation area, is characterised by its variety of period buildings and amenities include a primary school, pub and village church. The market town of Sudbury with its commuter link to London Liverpool Street is about 10 miles south and the Cathedral town of Bury St Edmunds with its comprehensive amenities, about 9 miles north.

A beautifully presented, recently refurbished, two bedroom detached coach house situated within the grounds of an impression Georgian fronted country home. The property contains bright, high quality accommodation over two levels and includes a sitting room with wood-burning stove, kitchen/dining room, utility and ground-floor cloakroom. Upstairs are two double bedrooms and a jack-and-jill shower room. The property benefits from extensive outside space including a mature orchard with numerous specimen trees and open areas of lawn and a further sunny private enclosed courtyard. There is off-road parking for two vehicles.

## A beautiful two-bedroom coach house situated within the grounds of a splendid country home.

Front door leading to:-

**ENTRANCE HALL/BOOT ROOM:** With an attractive pamment tiled floor, high ceilings and space for coats and shoes. Charming cast iron feature fireplace and door leading to:-

**CLOAKROOM:** With solid wood herringbone floor, WC and wash hand basin with storage below.

**SITTING ROOM:** A stylish and impressive reception room with floor-to-ceiling windows allowing plenty of natural light and solid oak herringbone wood flooring. Staircase with glass balustrades leading to the first floor with a useful storage cupboard below. Seating arranged around a central fireplace with oak mantle and inset woodburning stove situated on a pamment tiled hearth.

**KITCHEN/DINING ROOM:** A well-appointed kitchen with plenty of space for a breakfast table and chairs and with a matching range of base and wall level shaker-style units with wood-effect work surfaces incorporating a four-ring AEG induction hob with extractor fan above and one and a half stainless-steel sink with mixer tap above and drainer to side. Integrated appliances include two electric AEG combination ovens, refrigerator and

freezer and a Baumatic slimline dishwasher. Plenty of storage and two windows allowing plenty of natural light. Door leading into:-

**UTILITY:** With a continuation of pamment tiled flooring and stacked washing machine and tumbler dryer. Door opening onto the courtyard garden.

### First Floor

**LANDING:** With an airing cupboard off and doors leading to:-

**BEDROOM 1:** A well-proportioned dual aspect double bedroom with beautiful views over the property's gardens and neighbouring farmland. Two fitted double wardrobes with inset shelving and hanging rails and doors leading to:-

**JACK AND JILL SHOWER ROOM:** Containing a tiled shower cubicle with glass screen door, WC and a wash hand basin. Chrome heated towel rail with further door leading to:-

**BEDROOM 2:** Currently arranged as a twin room with an outlook to the front.

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## Outside

The property is accessible via a driveway which leads past the primary residence and onto an area of private parking for approximately two vehicles adjacent to the property itself. The property benefits from two distinct areas of beautiful gardens. A stunning orchard contains a wide expanse of lawn and numerous fruit trees including beautifully kept apple and pear trees and a row of three mature horse chestnuts. The orchard is enclosed by mellow red brick walls and mature hedging to ensure a high degree of privacy. On the other side of the property is a lovely courtyard with a sunny area for seating and well-kept parterre box hedging.

**SERVICES:** Main water and drainage. Main electricity connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** G – (Exempt – listed) - A copy of the energy performance certificate is available on request.

## Agent's Notes

Council tax is included as part of the rent, as are the water rates.

Pets will be considered on a case-by-case basis.

The property is offered furnished and is available immediately with a 12-month minimum rental term.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**WHAT3WORDS:** clocked.revisits.importers

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**TENURE:** A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

**RENT:** £2000 per calendar month

**DEPOSIT:** £2307.69 (equivalent to 5 weeks rent)

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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