



Grier & Partners
— LAND AND ESTATE AGENTS —

Swallow Cottages, Lower Road
Harkstead, Ipswich, IP9 1DB

- Well presented three bedroom barn conversion
- Sizable rear garden
- Long term let sought
- Open Plan living Space

Rent £1,700 pcm

EPC Rating '75'





Property Description

INTRODUCTION

Available to rent from early December 2025, on a long term basis, this converted barn offers open plan living accommodation, three double bedrooms with vaulted ceiling and ensuite to bedroom one. Spacious rear garden enjoying a Westerly aspect, ample parking, storage room and a single space in the open fronted cart lodge. Light and with a feeling of space the property is an excellent long term rental proposition.

INFORMATION

The property benefits from a rural yet accessible location on the Shotley Peninsular within a former farmyard giving a feeling of space to the surroundings. The conversion was completed to a high standard with double glazing throughout, vaulted ceilings to Bedroom one and the main living space. Heating is via oil boiler to underfloor heating throughout and controlled via individual room thermostats.





TERMS

RENT £1700 PCM

Min 12 month tenancy

Deposit £1961.53 (5X weeks rent)

Rent exclusive of utilities and council tax

Drainage via private system charged separately via estate

Property insurance charged back annually via estate

Oil fired central heating

Water charged back via estate

Electric supply metered and charged back via estate

Broadband accessible via 'County Broadband' wifi

connection, payable to the provider.

Non smoking

References required

Pets considered

Tenancy application required (no fee)

BEDROOM ONE

18'07 x 9'01 vaulted ceiling with exposed light washed beams, window to the rear, West, door to the: En-Suite 7'11 x 5'11 portrait window to the rear garden, West, tiled floor and walls to ceiling height on three sides of the double shower cubicle, w/c and wash basin, heated towel rail and extractor fan.

FAMILY BATHROOM

7'11 x 6'02 with tiled floor and walls to ceiling height on two sides, p shape bath with shower and curved glass screen over. Wash basin inset to tiled unit, w/c, heated towel rail and extractor fan.

BEDROOM TWO

12'07 x 8'09 window to the rear, West, recessed ceiling lights.

BEDROOM THREE

12'07 x 8'08 window to the rear garden, West, recessed ceiling lights.

ENTRANCE HALL

26'02 x 4'05 entrance via secure contemporary door within a storm porch from the front with window to the side, large entrance mat leads to hardwood flooring, cupboards to side for storage also hold the hot water tank, doors to all rooms.

LIVING SPACE

18'09 x 17'06 dual aspect with windows to the front and rear along with double sliding doors across a 12'11 aperture to the rear garden and terrace, TV point, hardwood flooring. Open plan to the:



KITCHEN

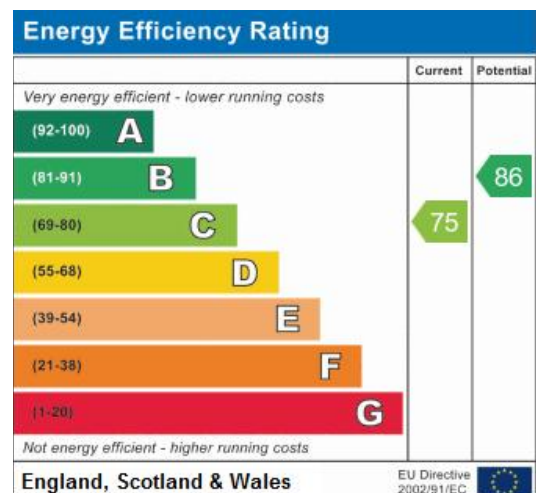
12'08 x 8'00 range of neutral gloss fronted wall and base units to three sides providing ample storage and space for the built in eye level double oven, fridge freezer, washing, dishwasher, larder cupboard and wine rack. Granite effect worktop extends to three sides and out onto the peninsula unit, inset four ring hob with extractor over and insets stainless sink and drainer. Recessed ceiling lights and ample sockets.

UTILITY ROOM

7'07 x 5'08 further entrance door from the front, tiled flooring, gloss fronted base and storage unit to one side with space for washing machine and condensing dryer, work surface with inset sink and drainer, ample sockets and wall hung oil fired boiler.

GARDEN

to the rear of the property is of a good size, enjoys a Westerly aspect and is securely fenced to all sides, laid flagstone terrace to the rear of the property outside of the living space. Rear access via gate from the South Western corner over the adjacent property's garden.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements. Grier & Partners is a trading name of David Grier, Lesley Grier and Aidan Grier.

