



Description: The Granary at Church Farm Barn is a well presented, detached timber frame lodge with UPVC double glazed windows all beneath a low-pitched tiled roof. The property is accessed from Church Road via a shared driveway with Church Farm Barn leading up to the property with parking for 2 vehicles. The property is accessed via French glazed doors that open into an open plan living room with double aspect windows, corner wood burner stove and opening with breakfast bar to the kitchen area with shaker green units with laminate wood effect worktops, porcelain sink and drainer, gas hob with extractor hood above and electric oven and built in integrated under counter fridge / freezer. Accessed from the kitchen area are two double bedrooms with front facing windows and a family bathroom with panel bath, close coupled WC, and washbasin with vanity unit below. Externally the property enjoys its own private seating area looking out over Church Farm Barns gardens and the countryside beyond. Ideally suited to a professional couple. Viewing highly recommended.

THE GRANARY, CHURCH FARM BARN, GUESTLING, TN35 4HS
Fully Furnished Self Contained 2 Bed Lodge - Short Term Let £1450 PCM

**ANDERSON
 HACKING**



Services: Mains Electric, Water, Private Drainage, Electric Heating - All inclusive in Rent

Mobile Coverage: Coverage on Vodafone, O2, EE, Three

Broad Band Speed: Up to 80mbps (Source Rightmove) (inclusive in Rent)

Viewing: Strictly by appointment with - Anderson Hacking Ltd

Available to Rent : Subject to Referencing, from 1st June 2025

Tenancy: Short Term Tenancy available up to 3 months

EPC Rating: N/A

Fees: As permitted under the Tenant Fee Act 2019 the following fees will be applied:

1. The Rent. - £1450 per calendar month (inclusive of Utility fees and Free Wi-Fi) payable one month in advance or available on shorter term basis by separate negotiation
2. Refundable holding deposit – £250 (capped at no more than one week's rent)
3. Payments to change the tenancy – £50 + VAT = £60 (where requested by the tenant)
4. Payments associated with early termination of the tenancy – where requested by the tenant. This must not exceed the financial loss that a landlord may suffer, or reasonable costs that have been incurred by the landlord's agent resulting from an agreement for the tenant to leave early.
5. Default fee for late payment of rent and replacement of lost key/security devices, where required, under a tenancy agreement – default fees can only apply when this has been written into the tenancy agreement and covers late payment of rent, a lost key or security device. The amount of default fee is limited to 3% over the Bank of England base rate for each date that the payment is outstanding and applies to rent which is more than 14 days overdue.

Terms: No Tenancy will commence until referencing of applicants has been completed. In addition, the first month's rent in advance and Security Deposit are due in cleared funds.

Note: Anderson Hacking Ltd is regulated RICS firm who are covered for Client Money Protection (CMP) and have a full redress scheme covered by the Property Redress Scheme.

Agents Notes:

Prospective Tenants are advised to conduct their own investigations. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our lettings particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested by Anderson Hacking, nor the heating, plumbing or drainage systems. Measurements given are approximate room sizes only, and are intended as general guidance. Under Money Laundering Regulations, Intending Tenants will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the tenancy.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective tenants. Particulars Dated: May 2025 Photographs Dated: May 2025

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