



Stud Cottage, Little Cornard

£1,600 pcm Freehold

Welcome to this charming three-bedroom semi-detached barn conversion, brimming with character and set amidst tranquil, lush surroundings. The property boasts a spacious, light-filled living area with exposed wooden beams, and a cosy wood burning stove, perfect for relaxing or entertaining. The kitchen is equipped with ample storage. Each bedroom offers unique features such as rustic beams and large windows.

Beyond the inviting interiors, this home features an extensive gravel driveway with ample off-road parking. The spacious garden and courtyard provide substantial outdoor space. The property is offered unfurnished and is available immediately.

Access

Access to the property is via a private farm drive with electric opening gate which in turns leads to allocated parking and door to:

Boot Room

A spacious room housing the electricity meters and with doors leading to the entrance hallway and yard. Window to rear aspect.

Hallway

6' 3" x 5' 8" (1.91m x 1.72m)

With doors leading to Kitchen, Living Room and Family Bathroom. Storage cupboard.

Kitchen

14' 0" x 9' 2" (4.27m x 2.79m)

A country style kitchen with stainless steel single bowl sink and drainer with mixer tap over inset into a rolled edge worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Four ring gas hob with extractor hood over. Single electric oven. Space for fridge/freezer, plumbing for dishwasher and washing machine. Windows to front and side aspect.

Bathroom

7' 5" x 5' 8" (2.26m x 1.72m)

A white suite with panel bath and electric shower over. Low level WC and pedestal wash hand basin. Window to side aspect. Part Tiled.



Living Room

13' 6" x 21' 3" (4.11m x 6.48m)

A good sized room with timber beams and a log burner. Windows to side aspect. Stairs leading to:

Bedroom 1

7' 5" x 7' 9" (2.26m x 2.36m)

A double bedroom with window to side aspect.

Bedroom 2

10' 0" x 10' 10" (3.06m x 3.31m)

A double bedroom with window to side aspect.

Bedroom 3

13' 6" x 11' 0" (4.11m x 3.35m)

A single bedroom with window to side aspect.

Outside

The garden is set opposite the property and is laid to lawn with hedge borders. The large yard to the rear is available to be used by the tenants with access to a storage building.

Tenancy Information

The rent is exclusive of utilities and council tax. Heating is via Oil Central Heating. Water is provided via the farm and invoiced quarterly. Drainage is via private septic tank. Minimum term: 12 months *Deposit: £1,846.00 Council Tax Band: B Availability: end of March EPC Rating: 69 - C No Pets Non Smokers * MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details.



- Rural Location
- Three Bedrooms
- Large Garden
- Large Yard
- Character Property with Beams and Woodburner
- Unfurnished



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Approximate total area⁽¹⁾
877.32 ft²
81.51 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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