





The Brew House, Little Cornard

£1,000 pcm

This beautifully presented one-bedroom barn conversion offers a unique blend of rustic charm and contemporary comfort. Step into the inviting open plan living area, where exposed wooden beams and a striking vaulted ceiling create an impressive sense of space and light. The original brick feature wall adds warmth and texture, complemented perfectly by a cosy wood-burning stove. With a walk-in shower room and a double bedroom that are further enhanced by the unique architectural features that run throughout the property. With its blend of period details and contemporary fittings, this property is ready to welcome its next occupant from early December.

Entrance
Access to the private is via the rear opening into:

Living Room/Kitchen
31' 0" x 14' 3" (9.46m x 4.34m)
A good-sized open plan room. The living area features brick flooring, exposed brickwork and a substantial fireplace with a timber lintel and freestanding stove. With two windows, including a distinctive round window, bring in natural light. The kitchen is fitted with cream Shaker-style units, wood-effect worktops and a colourful tiled splashback. There is a built-in single oven, an electric hob and a stainless-steel sink with drainer beneath the window. A peninsula provides additional worktop and cupboard space and defines the kitchen area within the open-plan room.

Shower Room
7' 9" x 5' 6" (2.36m x 1.67m)
A modern shower room fitted with a walk-in shower with a glass screen, a pedestal wash basin and WC. Window to rear aspect.

Bedroom
14' 1" x 7' 7" (4.30m x 2.31m)
A double bedroom with a high ceiling, and windows to two aspects.







Outside
The property has the benefit of 1 off street parking space located at the end of the driveway and behind a gated entrance.

Tenancy Information
The rent is exclusive of utilities and council tax. The barn has oil-fired central heating with its own boiler and oil tank. Water and drainage are provided via the main house, with a charge of £30 per calendar month payable in addition to the rent. *Deposit: £1153.00 Council Tax Band: A Local Authority: Babergh District Council Availability: Early December 2026 EPC Rating: E - 49 * 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.





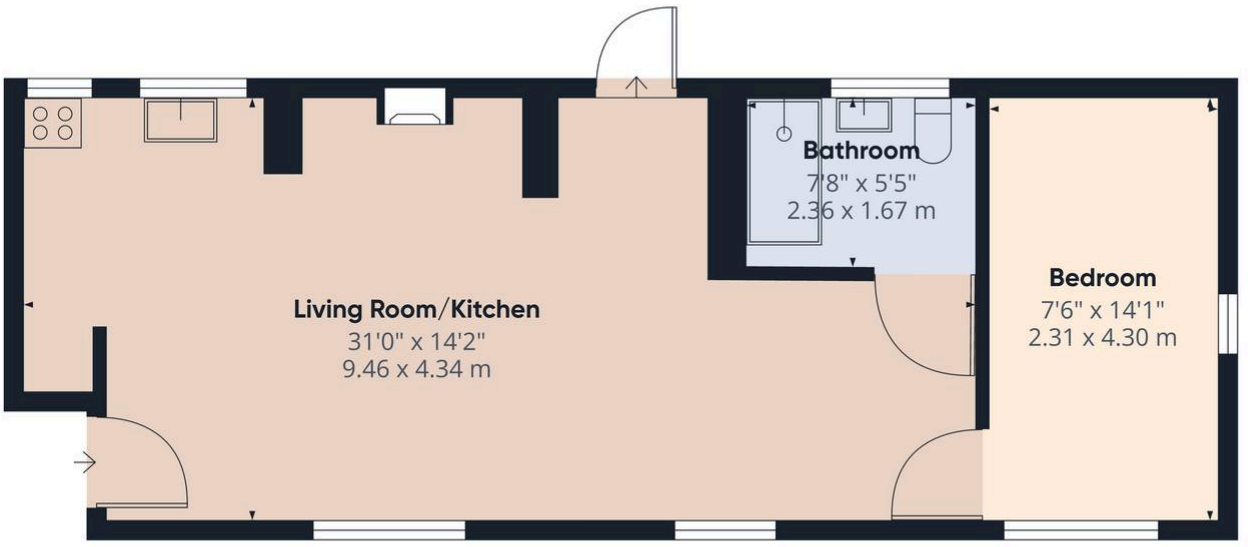


Viewings
Strictly by prior appointment with the Letting Agent. If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - www.matthewjamespc.co.uk. Select the property in question and click "Make an Offer"











Approximate total area(1)

524 ft²

48.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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