



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

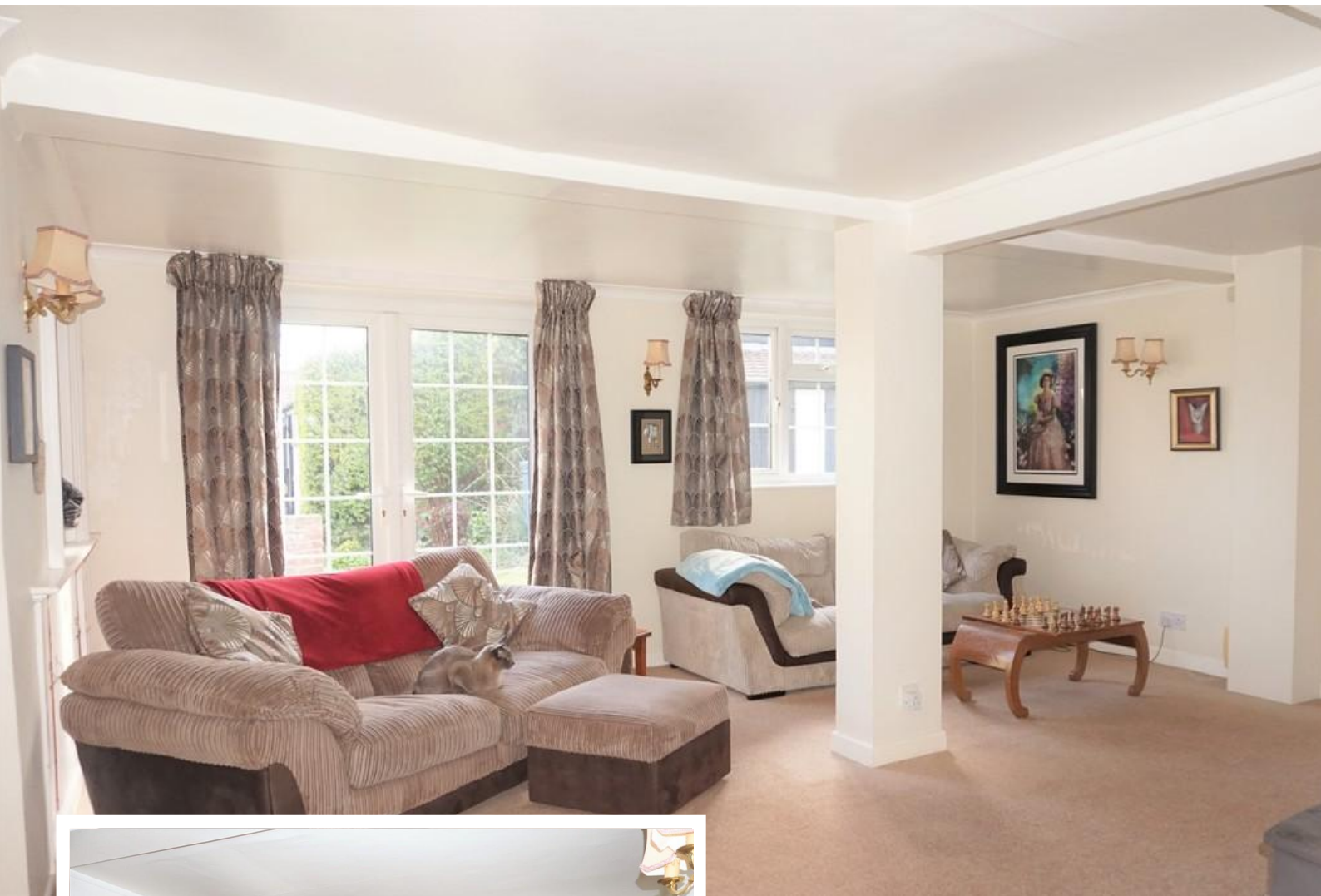
**Squirells Hall Fruit Farm**  
Stubbins Lane, Holton St Mary, CO7 6NT

- Two Bedrooms
- First Floor Bathroom
- Sitting room with log burning stove
- Fitted kitchen/dining room

**Rent £1,355 pcm**

EPC Rating '47'





## Property Description

### INTRODUCTION

A delightful attractive two bedroom cottage in a seduced rural setting, offering a wealth of character features. Ideally a long term Let is sought. Trellis screening to garden

### INFORMATION

Situated in a seduced area of Holton St Mary, with great links to the A12 and A14 and only 3 miles from Manningtree Rail Station with a direct route to London, Liverpool Street.

### TERMS

Rent exclusive of all utilities and council tax  
Deposit £1563.46 (5 x weeks rent)  
Holding Deposit £312.70 (1 weeks rent)  
Non-smoking  
Pets considered.  
References required  
Oil fired heating and hot water. Drainage is via a private system and is included in the rent. EPC E



## FIRST FLOOR

### BEDROOM 1

13' 00" x 10' 4" (3.96m x 3.15m) Window to rear.  
Storage area with cupboards 7'5" x 4"9'

### BEDROOM 2

12' 7" x 8' 3" (3.84m x 2.51m) Windows to rear and side,  
cupboard.

### BATHROOM

8' 3" x 6' 8" (2.51m x 2.03m) WC, wash Basin, panelled bath with  
electric shower



## LANDING ,STAIRS TO GROUND FLOOR

### ENTRANCE HALL

Via entrance door to hall, stairs to first floor, storage cupboard.

### CLOAKROOM

WC, wash basin, glazed window to side.

### SITTING ROOM

19' 00" x 16' 1" (5.79m x 4.9m) Double doors to garden, Log  
burning stove, shelves and cupboard.

### KITCHEN/BREAKFAST ROOM

19' 4" x 11' 6" (5.89m x 3.51m) Bay window to rear, door to side  
entrance. Wall and base units including inset sink and drainer,  
electric cooker with extractor over, space for washer/dryer and  
fridge freezer.



## OUTSIDE

Garden with flower beds, screened to give privacy, gate to side,  
parking spaces, corner storage shed available.

Access to the Landlords extensive land surrounding the  
property,





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	47 E	
21-38	F		
1-20	G		

Grier and Partners  
 The Old Shop  
 The Street  
 East Bergholt, CI7 6TF

[www.grierandpartners.co.uk](http://www.grierandpartners.co.uk)  
[lettings@grierandpartners.co.uk](mailto:lettings@grierandpartners.co.uk)  
 Tel: 01206 299222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

