



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

THE HAYWAIN, BURNT OAK CORNER, EAST BERGHOLT,  
COLCHESTER, SUFFOLK, CO7 6TJ  
RENT £1,685 PCM





#### **INTRODUCTION**

This well presented Grade II listed three bedroom property in the charming village of East Bergholt, benefits from a flexible ground floor layout with three large reception rooms. The north facing garden to the rear with well presented courtyard area enjoys the late afternoon sun.

#### **TERMS**

Rent £1695 pcm

Holding Deposit £388.85 ( 1 Weeks Rent )

Deposit 1944.23 ( 5 Weeks Rent )

Referencing required.

Pets Considered.

#### **INFORMATION**

Heating is via a gas fired boiler to radiators throughout. The property is of timber-framed construction and rendered external elevation, with parts dating from the 16th century. As seen from the plaque, the external plasterers date from 1786. Windows are single glazed, wooden units and have been recently redecorated. The property is conveniently placed, being within walking



distance to the centre of the village and directly opposite the excellent Oranges and Lemons Café. On road parking is available at the front of the property. Electrics are via RCD consumer units, fibre broadband is available to the property.

#### **DIRECTIONS**

On entering the village from the A12, turn onto the B1070 towards East Bergholt. Continue along the B1070 into the village until you get to the triangle junction opposite the Carriers Arms, where you turn right onto The Street. Follow the road past the Parish Church on your left, down Rectory Hill towards the crossroads to Flatford. Just before the crossroads the property is to be found on the left hand side opposite the Oranges and Lemons Café.



#### **EAST BERGHOLT**

Has the benefit of a good range of local facilities including a general store and post office, baker, chemist, GP surgery and medical centre. Parish, Congregational Churches and many local associations. The village provides educational facilities from pre-school age to GCSE, sixth form colleges in Colchester and Ipswich. There are several independent schools in both nearby towns and throughout the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. There is a mainline railway station in Manningtree, with a journey time of around an hour to London Liverpool Street. The village is famous for its historical connections with John Constable RA, and the landscape he painted is still very much the same today. From the village there are numerous footpaths giving direct access into this Area of Outstanding Natural Beauty. The village benefits from a great sense of community and offers attractions for every age demographic.



#### **ACCOMMODATION OVER TWO FLOORS:**

##### **FIRST FLOOR LANDING:**

with stairs to ground floor and doors leading to:

##### **CENTRAL WALK-THROUGH BEDROOM**

14'5 x 13' Dormer window facing S, Feature brick fire place many exposed timbers, telephone and TV sockets, doors to bedroom one and two.





#### **BEDROOM ONE**

12' x 11'2 window facing S, Vaulted ceiling, wall and ceiling timbers exposed.

#### **BEDROOM TWO**

12'4 x 12'9 window facing S, exposed timbers.

#### **BATHROOM**

Window to the rear (N), suite includes panelled bath, wc, bidet extractor fan, fully tiled walls.



#### **GROUND FLOOR ENTRANCE**

via side passage through rear courtyard to rear hallway. Doors to cloakrooms, utility room, store room and kitchen.

#### **KITCHEN**

14' x 9'9 (max) is a T- shaped room enjoying natural light via roof lights and window overlooking the terrace. The galley style kitchen includes range of fitted wall and base units, stainless steel single drainer sink and adjacent drainer, dishwasher and gas range style cooker, secondary wash hand basin, work surface, shelves and broom cupboard, door to:



#### **LIVING ROOM**

26'6 x 11' Door and window to the front (S), Feature fire place, the room is heavily timbered with glazed door and window to the rear terrace, door to:

#### **CENTRAL RECEPTION ROOM**

15'6 x 12'4 Picture window to front (S), Open fire place with brick lined opening. Ceiling and wall timbers, door from the front leading into rear hall. Door to:

#### **SITTING ROOM**

16' x 9'4 Window to front (S), blocked fire place, this area would be an ideal smaller sitting room.

#### **UTILITY ROOM**

8'4 x 4' Window to rear (N), stainless steel single drainer sink, cupboard beneath, space for washing machine.



#### **SHOWER ROOM**

Shower, WC, and hand basin.

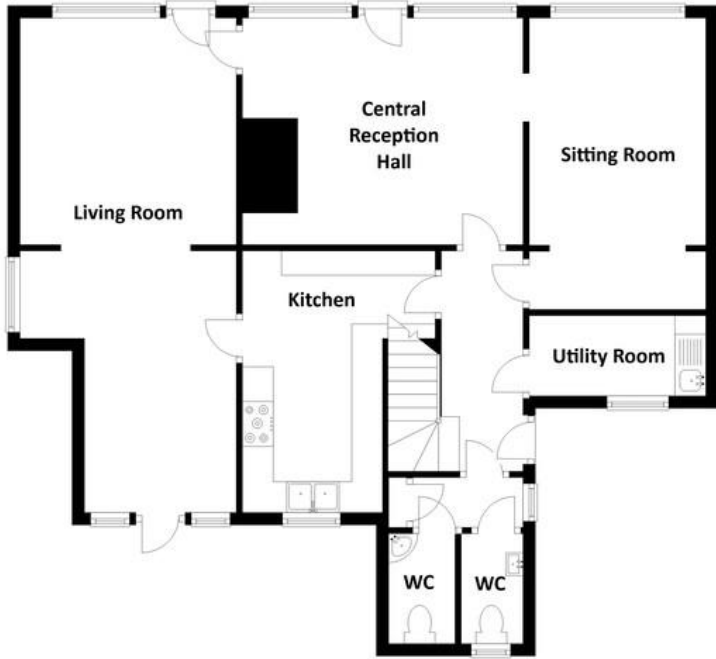


## GARDEN

Side passage access from the road to the rear of the property. There is an extensive area of paved terrace and courtyard area. Steps lead up from the rear of the property to an area of grass with mature bushes to the side and a garden shed to the far end of the north facing garden.

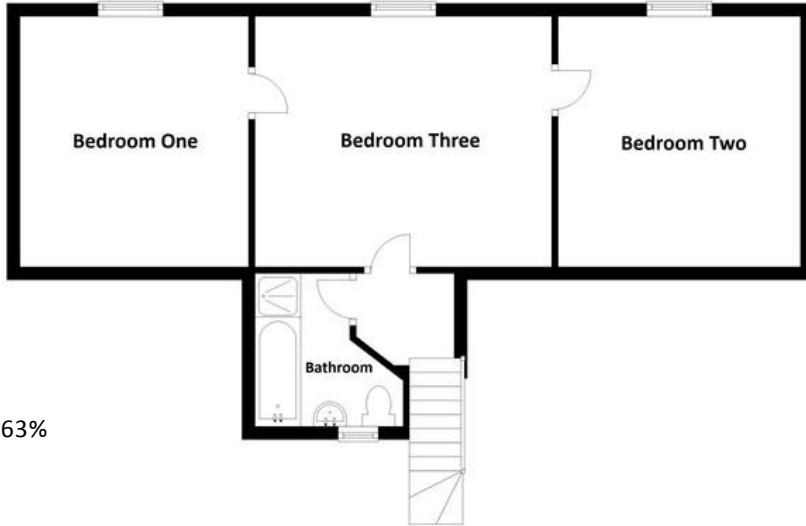


Ground Floor



The Haywain

First Floor



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