

DAVID
BURR



The Granary, Rede, Bury St. Edmunds, Suffolk. IP29 4AY

A spacious and beautifully presented first floor granary conversion, enjoying a wealth of period features including vaulted ceilings, exposed timbers and latch doors with views of the surrounding countryside and set within the grounds of a substantial Grade II Listed country house.

Guide £950 pcm

Location: Rede is a small but highly sought after village just seven miles south west of the Cathedral town of Bury St Edmunds with it wide range of amenities. The village green, at the end of a no-through lane, is surrounded by an interesting variety of period houses and the village hall. A notable nearby attraction is the well-known Queens Head public house, just two miles away in the neighbouring village of Hawkedon. To the south is the market town of Sudbury, which has a branch commuter service to London Liverpool Street Station. Cambridge is approximately 25 miles to the west. Bury St Edmunds also has a branch commuter service to Kings Cross.

Entrance door with stairs rising to First Floor and:-

LANDING: With open plan access to the:-

KITCHEN: With vaulted ceiling, exposed timbers and worksurfaces either side of an inset Zanussi electric hob and oven under. Integrated Lamona stainless steel sink with inset drainer and mixer tap over. Space for freestanding fridge/freezer and space for washing machine. Window overlooking adjacent countryside. Door to:-

SITTING/DINING ROOM: A substantial vaulted space, triple aspect in nature and comfortably able to house both a dining table and sofa unit. There is a fire escape accessed by double doors which is for emergency use only. Additional heating is provided by a pellet room heater.

BEDROOM: A substantial double bedroom with window to rear aspect and door to:-

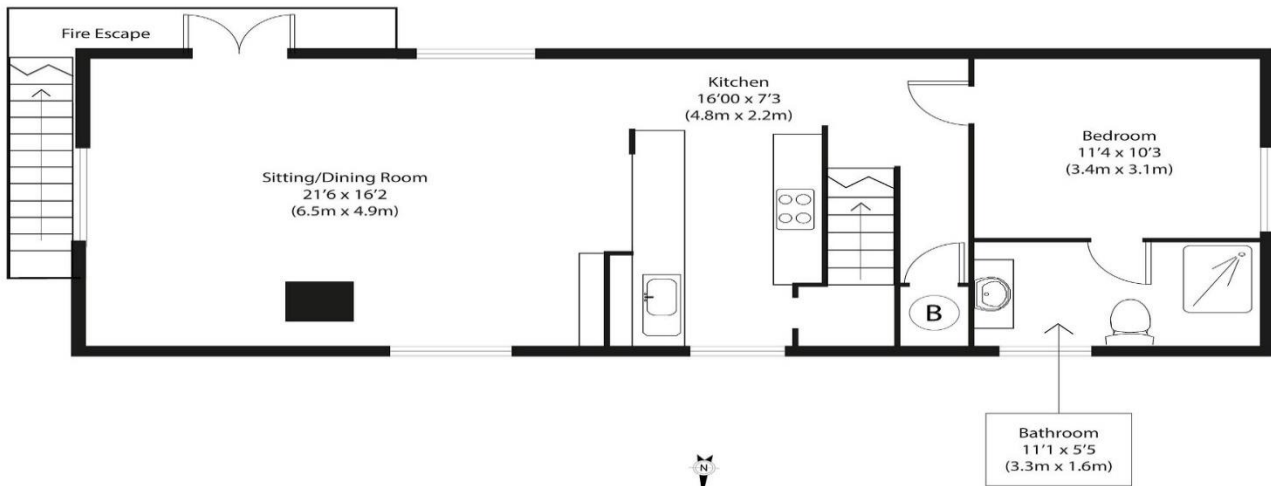
SHOWER ROOM: With white suite comprising WC, hand wash basin inset vanity unit and shower with glass door, shelving space and window to side aspect.

Outside: The property has an allocated parking space.

Agents Note: Prospective tenants should be aware that the landlords live in the main house and the stables beneath are occupied.

DEPOSIT: £1,096.15

TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.



First Floor
Approximate Gross Internal Area
750 sq ft (70 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright www.davidburr.co.uk



Services: Main water and electricity. Private drainage. Pellet room heater and storage heaters. Please note that prospective tenants will be required to top up the pellet heating system using the supplier specified by the landlord. Broadband is already connected to the property and shared with the stables below and any prospective tenant would be required to pay 50% of the cost of the monthly contract which we understand to be £35 pm.

Viewing: Strictly by appointment with David Burr: Bury St Edmunds (01284) 725525.

Local Authority: West Suffolk Council: 01284 763233.

EPC Rating: Awaiting report.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.