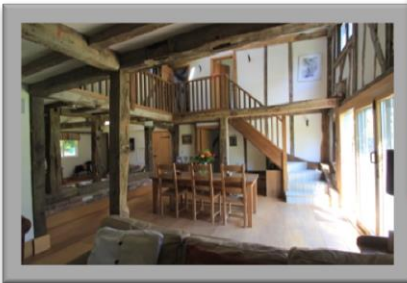
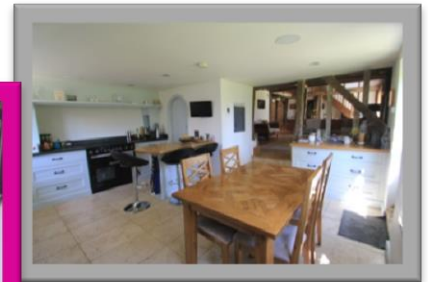




TEL 01580 715400

lettings@harpersandhurlingham.com



THE GRANARY BARN, ETCHINGHAM

- Delightful Barn Conversion
- Sitting Room with Woodburner
- Entrance/Dining Hall, Study
- Bespoke Kitchen/Breakfast Room
- Master Bedroom, Ensuite, Dressing
- Two Further Bedrooms, Bathroom
- Attached 2 Bed Annex
- Country Garden and Paddock
- Studio/Office, ORP
- MLS 2 miles away at Etchingham

AVAILABLE AUGUST 2016 This beautiful and sympathetically refurbished period barn conversion offers flexible and spacious accommodation with lovely period features in a quiet rural location. Included is a two bedroomed attached annex with utility room, boot room, snug, two double bedrooms, wetroom/cloaks, family bathroom. Outside the gardens are mainly lawned with mature apple trees and border planting, a private sun terrace with studio/office (with lights, heating and power) , a paddock, a summer house, log store, shed and ample off road parking.

Utilities: Central heating by electrical Air Source Heat Pump, mains water, private drainage. Reko lighting system throughout. Rother Borough Council . Under floor heating throughout the ground floor. Studio /office in grounds with light / heating and power.

DIRECTIONS OVERLEAF

£2,950 Per Calendar Month

Letting fees information

The asking rent does not include letting fees. Depending on your circumstances and the property you select, the letting agent may also apply the following upfront fees:

1. general administration fees of £250 inclusive of VAT, this covers costs of referencing and drawing up of tenancy agreement
2. An admin fee £90 inclusive of VAT for the drawing up of tenancy extensions
3. Check-out inventory fees at the end of the tenancy
4. Guarantor arrangement/application fees
5. Pets disclaimer fees/additional pet deposit

Fees may be charged on a per person, or per property, basis and will vary from agent to agent, so confirm before viewing.