

DAVID
BURR



HARDYS EDGE, FINKLE GREEN, BIRDBROOK, CO9 4BU

A stunning conversion of a former farm buildings that now provides exceptional and versatile contemporary living space with stylish and modern finishes throughout. Large gardens and terraces, extensive parking and cart lodge. Available long term in

April 2025.

£2,150 pcm

Hardys Edge, Finkle Green, Birdbrook, CO9 4BU

Hardys edge is a stunning former agriculture building enjoying a superb location on a no through road with open field views on all aspects. A glazed and panelled door accesses an impressive reception hall which has oak doors to the principal living area, and there is a useful storage cupboard, and a further pair of double oak doors to the linen cupboard. The living areas of the ground floor are extensively tiled and there is a stunning barrel vaulted ceiling open plan living/dining/kitchen which has a dual aspect and sliding patio doors leading to a large entertaining terrace with the garden beyond.

The kitchen is a bespoke recent St James installation with Corian work surfaces, a double bowl sink, and integral appliances to include a Bosch eye level oven and grill, dishwasher and induction hob. There is a large central island unit which has a breakfast bar and there is concealed workspace within concertina doors. Behind the kitchen is a practical utility room which is fitted with the same bespoke units which also has Corian work surfaces, a sink, and plumbing for a washing machine.

The remainder of the ground floor comprises three well-proportioned bedrooms, two of which are situated to the rear elevation of the property, and the third to the front. These are served by a beautifully appointed family bathroom which is tiled to dado height and has a vanity unit with Corian worktop and a rectangular sink, and a matching WC with storage beneath, and a tiled floor. There is a separate shower room which is fitted with the same units as the family bathroom with a large fully tiled walk in shower cubicle, Corian worktop with a sink, a matching WC and storage.

The first floor is solely dedicated as a principal suite and is a stunning room with a part vaulted ceiling, a large sleeping space adjacent to which is a dressing space. The room benefits from a triple aspect and takes in wonderful views across rolling open countryside. An oak door opens to a lavishly appointed ensuite shower room which is fitted with a large fully tiled walk in shower cubicle, a Corian vanity unit with a rectangular sink and matching WC and a tiled floor.

Outside

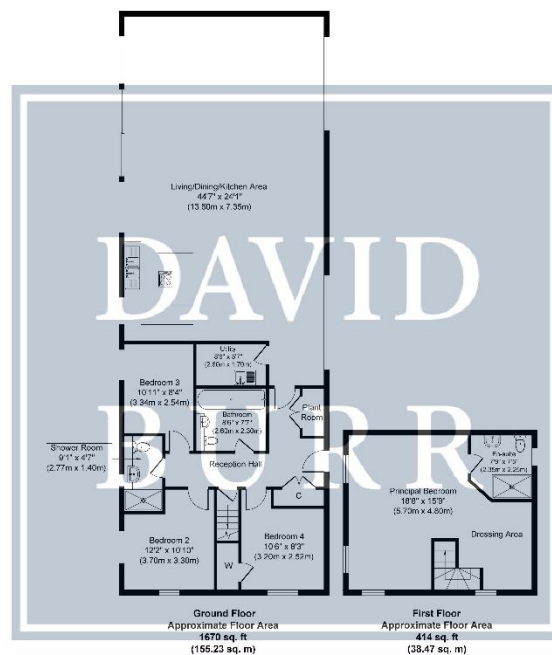
Hardys Edge is approached via a large shingled drive providing parking, adjacent to which is a formal front garden with picket fence and mix hedging with an expanse of lawn and a path to the front. To the side of the parking is a detached cart lodge with open bay parking, and to the side is a lockable storage unit.

The rear garden is accessed via a side gate leading to a gravel path running around the side of the building, beyond which is a large terrace which is accessed from the stunning living area making it ideal for family entertaining. Beyond the terrace are large expanses of lawn abutted by fencing with hedging beyond and stunning views over open countryside.

Agents Notes:

The broadband is included in the rent, as is the metered water supply.

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, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.



Viewing strictly by appointment with David Burr.

Castle Hedingham	01787 463404
Castle Hedingham	(01787) 463404
Clare	(01787) 277811
Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
London	(020) 78390888
Linton & Villages	(01440) 784 346

Additional information

Services: Main water, electricity and private drainage (Klargester)
Air source heat pump to radiators. EPC rating: C Council tax band: E
Broadband speed: up to 24 Mbps (Ofcom).
Mobile coverage: EE, O2 and Vodafone (Ofcom).
None of the services have been tested by the agent.
Local authority: Braintree District Council (01376) 552 525.
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