



Wheatsheaf Lane, Wrabness  
£2500 PCM







## *A Stunning Converted Barn in a Picturesque Semi-Rural Setting*

*Nestled within a sought-after village and just a short stroll from the river, local shop, and railway station, this beautifully converted barn combines countryside charm with modern living.*

*The property offers impressive and versatile accommodation, featuring four double bedrooms, two bathrooms, an additional shower room and cloakroom. A utility/boot room and first-floor laundry room provide excellent practical spaces for family life.*

*The heart of the home is the spacious kitchen/dining/family room, superbly appointed with an American-style fridge/freezer, integrated double oven, microwave, hob, dishwasher, and wine cooler perfect for both everyday living and entertaining.*

*A generous sitting room with a wood-burning stove provides a warm and welcoming space to relax, complemented by underfloor heating throughout for year-round comfort.*

*The spacious first-floor landing includes a seating area and opens onto a balcony enjoying far-reaching views across open farmland towards the River Stour, creating a wonderful spot to unwind.*

*Outside, the property benefits from parking for several vehicles, an electric vehicle charge point, and shared use of an attractive one-acre garden, offering ample space for outdoor enjoyment in a tranquil setting.*

*Available from January, on a part-furnished or fully furnished basis.*







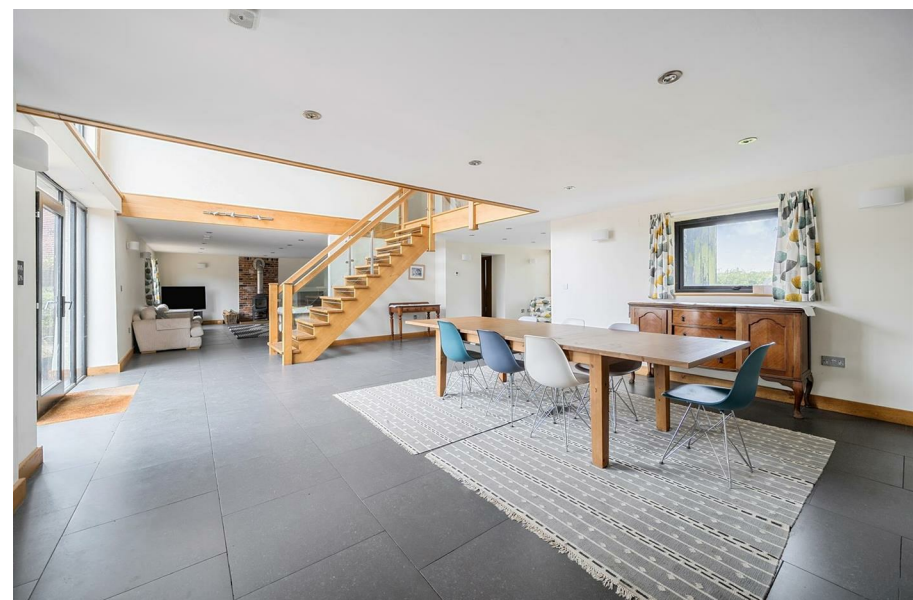
#### **LOCATION:**

*Wrabness is a small sought-after semi-rural village, near Manningtree, Essex. The village is located six miles east of Manningtree and six miles west of Harwich close to the North Essex coastline and benefits from All Saints Church, a village hall, railway station, nature reserve, community shop open seven days a week offering fresh produce, groceries and a licenced bar open three evenings a week.*

*Wrabness is a great location for ramblers be it the many rural walks right on your doorstep or exploring the shores of the peninsula or Wrabness wood.*

*A local GP surgery plus additional Health Centres are located within four miles, whilst the Dovercourt Bay Lifestyles Leisure Centre is less than six miles away. Here you will find a range of wellness and fitness classes for all ages and abilities and also has a 25 metre indoor swimming pool.*

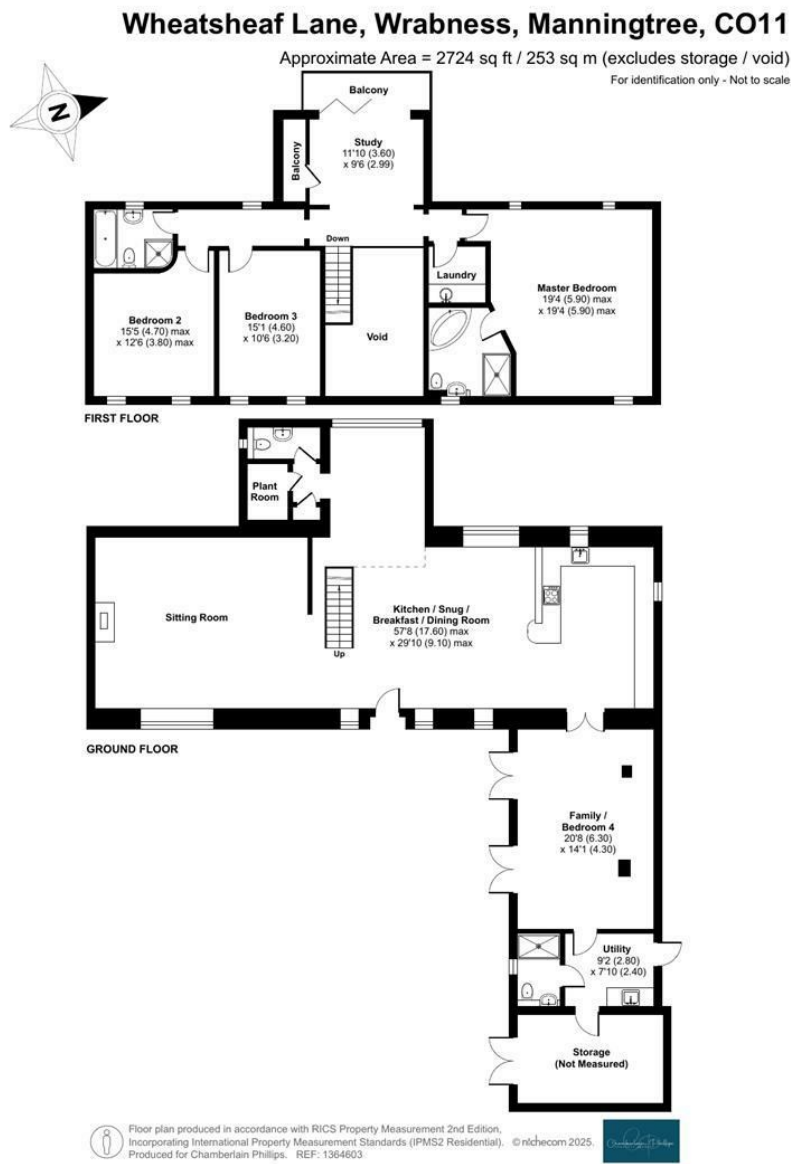
*There are two 'Good' Ofsted primary schools under three miles away. Manningtree High School and Harwich and Dovercourt High School are the nearest secondary schools and the University of Essex is a half-hour drive. It also affords excellent access to the A120 and Wrabness's railway station which provides trains to Harwich, Manningtree, Colchester and beyond.*



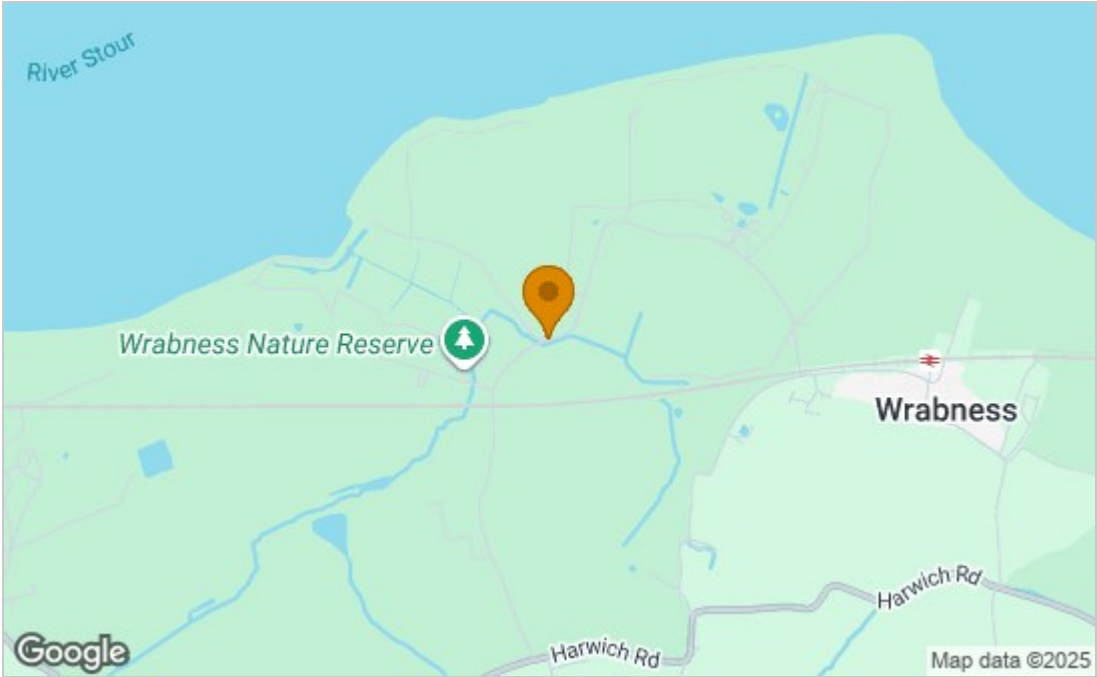




Floor Plans



Location Map



Important Information:

Rent excludes the tenancy deposit and any other permitted payments  
Deposit - 5 weeks rent.

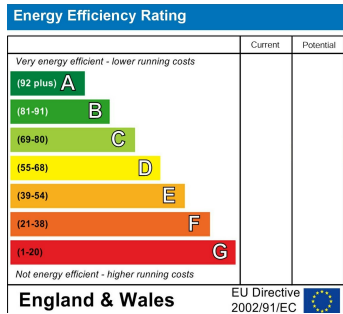
**HOLDING PAYMENT:** A holding payment of one weeks rent must be paid before any application can be processed.

Council Tax - Band TBC  
Services Connected - Mains Electric/Water/Private Drainage  
Heating - Underfloor via Ground source heat pump  
Telephone & Broadband - O2/Vodafone/Three - Likely & Superfast broadband available.

Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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