

# Richardson

LETTINGS SPECIALISTS

Wood Farm  
High Street, Collyweston, PE9 3PW

**TO LET**

**£1,595 pcmx**



- Traditional Stone Former Farmhouse
- Large Gravel Parking Area
- Modern Kitchen Diner
- 4 bedrooms
- Sought After Village Location
- Patio and Gardens



Sheep Market House, Stamford, PE9 2RB

[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

**01780 758000**

## LOCATION

Collyweston is a popular and picturesque village situated approximately three miles south-west of the historic market town of Stamford. Collyweston offers a range of facilities including a public house, church, village hall, playing field and community shop. The area offers an excellent choice of preparatory, state and public schools including the renowned Stamford Endowed Schools. Collyweston offers excellent access to road networks, with the village situated along the A43 Stamford/Kettering road, approximately 2.5 miles west of the A1 trunk road. The road networks provide good access to the nearby towns of Stamford, Peterborough, Kettering, Uppingham and Grantham. Intercity train services are available from Peterborough and Kettering, plus a railway station in Stamford for local and cross country routes.

## DESCRIPTION

Traditional stone former farm house under a Collyweston slate roof, occupying a prominent position on Collyweston High Street. The property comprises a modern kitchen, sitting room, dining room, family room, utility, WC, 4 bedrooms, shower room and family bathroom. The house benefits from gas central heating and retains many original features. To the outside there is a gravelled driveway, patio and garden.

### ACCOMMODATION 13' 11" x 10' 10" (4.24m x 3.29m)

Rear storm porch with a half-glazed wooden door giving access to reception area. The reception area features a tiled floor with underfloor heating, a double glazed window to the side elevation, under stairs storage cupboard and an under stairs WC which includes a toilet and wash hand basin. Door off to

### SITTING ROOM 20' 2" x 13' 2" (6.14m x 4.01m)

Features include a wooden floor with underfloor heating, feature fireplace with fitted stove, beamed ceiling, roof light and french doors giving access to rear patio area.

### DINING ROOM 14' 1" x 9' 4" (4.30m x 2.84m)

Steps and a doorway off the reception area lead to the dining room. Wooden boarded floor, feature inglenook fireplace, archway, fitted cupboards, double panel radiator and window to front elevation.

### FAMILY ROOM 14' 2" x 10' 11" (4.33m x 3.32m)

Steps and a doorway off the reception area leads to the Family Room. Feature fireplace with fitted stove, fitted cupboards, two single panel radiators and window to front elevation.

### KITCHEN DINER 18' 11" x 13' 11" (5.76m x 4.24m)

Steps and a doorway off the reception area lead to the Kitchen Diner. Ceramic tiled floor with underfloor heating, feature fireplace with fitted stove, double glazed windows to rear and side elevation, breakfast bar with a granite worktop, ceramic double bowl Belfast sink with chrome taps, dishwasher, Smeg oven and grill, gas four ring hob, range of base and eye level units, Samsung fridge freezer, exposed brickwork feature wall. Doorway off the kitchen diner into

### UTILITY ROOM 15' 9" x 7' 11" (4.80m x 2.41m)

Steps down to washer and dryer, Baxi gas boiler.

## LANDING

Stairs off the reception area lead to the landing on the first floor.

### BEDROOM ONE 13' 11" x 11' 9" (4.25m x 3.57m)

Double Bedroom with stripped pine wooden door, double glazed windows to rear and side elevation, single panel radiator and feature fire place.

### BEDROOM TWO 14' 1" x 11' 3" (4.29m x 3.43m)

Double bedroom featuring a pine stripped wooden door, double panel radiator, window to front elevation.

### BEDROOM THREE 14' 4" x 7' 9" (4.37m x 2.36m)

Single Bedroom with pine stripped wooden door, window to front elevation with secondary glazing panels and a double panel radiator.

**FAMILY BATHROOM** 6' 0" x 10' 10" (1.83m x 3.31m)

WC, sink, bath chrome towel rail, pine stripped wooden door, double glazed window to rear elevation.

**BEDROOM FOUR** 7' 8" x 8' 2" (2.34m x 2.50m)

Single bedroom with double glazed window to rear elevation, single panel radiator and pine stripped wooden door.

**SHOWER ROOM** 7' 7" x 4' 3" (2.32m x 1.30m)

Shower room featuring a sink, WC, shower cubicle, tiled floor and stripped pine door.

**EXTERNAL DETAILS**

Patio area and garden to rear. Large gravel driveway providing off-street parking.

**COUNCIL TAX**

We understand from the Valuation Office Agency Website that the property has a Council Tax Band F.

**SERVICES**

Mains water, gas, electricity and sewerage are connected.

**TENURE**

The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

**RENT**

The rent is payable monthly in advance, by standing order

**DEPOSIT**

One and a half months' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

**HOME LET REFERENCING FEE**

If you are interested in the tenancy of this property a completed Home Let Referencing Application Form has to be returned to this office with the reference fee of £30 per applicant. **THIS FEE IS NON-REFUNDABLE.** Please make your cheque payable to Richardson or pay by cash.

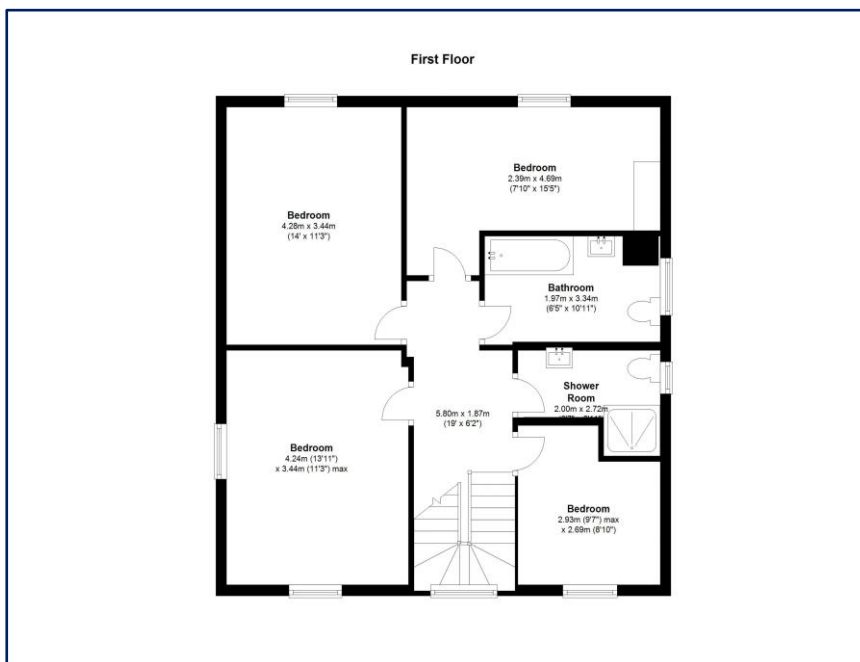
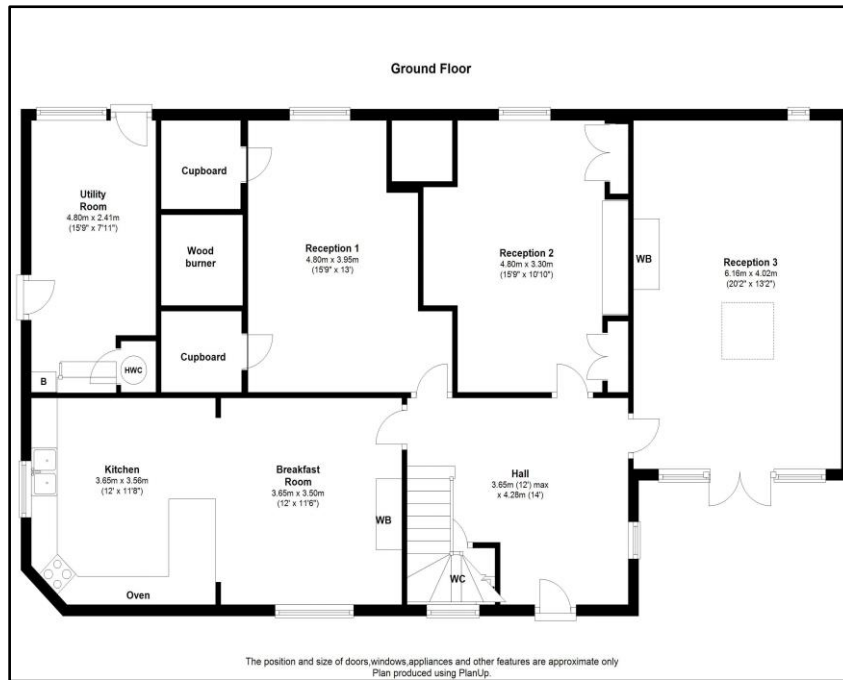
**ADMINISTRATION CHARGE**

If your application for a property is successful an Administration Charge of £240 (£200 + VAT) will be payable for drawing up the Tenancy Agreement and Schedule of Condition.

**VIEWING**

All viewings strictly by appointment through Richardson, 01780 758000





**IMPORTANT NOTICE -** Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. These particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION -** All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.