



## **CHESTNUTS FARMHOUSE**

2 Stocks Green, Elton, Peterborough, PE8 6RF



**Rent: £1780 PCM**

**Available June 2018**

Elton Estate is offering to let this large detached three/four bed Grade 2 listed stone house. The house was completely refurbished in 2016 and includes many historical features. The large family kitchen was originally the butcher's shop and the circular hanging rail and slate topped work bench still remain.

The village of Elton has good transport links from the A605 to the A1(M) and is near to the towns of Peterborough and Oundle. Peterborough train station has regular direct trains to London Kings Cross. There is also a regular bus service through the village to both of these locations.

The village benefits from a primary school, post office and shop, village hall, and four restaurants. There are also several walks around the village and footpaths leading to Warmington and Nassington.

TO LET



The property contains many original features and will be let unfurnished. In brief, Chestnuts Farmhouse provides the following accommodation:

## Ground Floor

### Rear Entrance Hall

Entrance Hall giving access to the ground floor.

### Utility Room/ Rear Porch

Off the rear entrance, on one side is a room housing the downstairs WC and oil fired central heating boiler and water tank. On the other side is the utility room, with space and plumbing for a washing machine and tumble drier.



Kitchen

### Reception 1

With open fire place and large window to the front of the house onto Stocks Green.

### Open Plan Kitchen and Dining Room

Large shaker style fitted kitchen with a range cooker. This room benefits from under floor heating, plumbing for a dish washer and space for a freestanding tall fridge.

The kitchen has plenty of work surfaces and plenty of storage space.

The kitchen showcases original features including the large detailed wooden and glass screen on the gable end wall, and the slate work bench beneath it. There are large sash windows overlooking Stocks Green on one side.

The large opening on one end leads through to the dining room area which has a rear entrance door leading to the garden. This room also benefits from under floor heating and an original slate topped work bench.



Kitchen

### Reception 2/Bedroom 4

With open fire and large window to the front of the house.



Dining Room

**TO LET**



Reception 1



Master Bedroom



Family Bathroom

## First Floor

### Master Bedroom

Large dual aspect double bedroom with CH radiator, two built in cupboards either side of the chimney breast and an ensuite bathroom. The ensuite bathroom comprises WC, wash hand basin, bath and a shower over the bath.

### Bedroom 2

Large dual aspect double bedroom with new fitted wardrobe.

## Second Floor

### Family Bathroom

Large bathroom with white WC, wash hand basin, bath and separate shower

### Bedroom 3

Double bedroom with view out onto the green at the front of the property.

## Outside

Large rear yard with ample off road parking. There is a large private garden to the rear of the property.

The property also benefits from the use of a stone outbuilding, which can be used for storage if necessary.

TO LET



## General Information

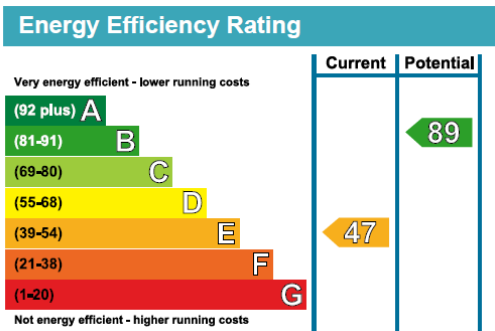
**Viewing:** All appointments should be made through the Elton Estate Office 01832 280 223.

To avoid disappointment, particularly if coming from far away, we would recommend that interested parties contact the Estate Office to discuss the property before arranging viewings.

**Assessments:** Council Tax Band: G

**Local Authority:** Huntingdonshire District Council Tel: 01480 388388

### EPC



**Tenure:** The property will be offered to let, unfurnished, on an Assured Shorthold Tenancy agreement for a minimum of one year.

**A £200 (inc VAT) administration fee is chargeable on application.**

Rental on application via The Estate Office.

**Deposit:** A deposit of the equivalent of 2 months rent will be required. This will be held with the TDS.

**Pets:** May be accepted, subject to the Landlords consent and pet clause.

**Services:** Mains electricity, water and drainage. Oil fired central heating

## Important Notice

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are for guidance only and are not necessarily comprehensive. No services, equipment or facilities have been tested. Tenants must satisfy themselves by inspection or otherwise.

## Contact

**Elton Estate Office**  
Elton Hall  
Elton  
Peterborough  
PE8 6SH

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**VIEWING STRICTLY BY APPOINTMENT ONLY**