



## **GARAGE COTTAGE**

Stable Courtyard, Elton Hall, Elton, Peterborough, PE8 6SH



**Rent: £850 pcm**

**Available from Early July 2018**

Elton Estate will be offering to let this spacious 2 bed listed period cottage situated within the grounds of Elton Hall.

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. There is a bus service through the village to both locations. Peterborough train station has regular direct trains to London Kings Cross.

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**



Garage Cottage contains many original features and in brief, provides the following accommodation:

## Ground Floor



### Entrance Hall

Large entry hall provides access to all ground floor rooms and stairs to first floor. Carpet to floor.

### Kitchen/ Breakfast Room

18' x 17'3" (5.50m x 5.25m).

Featuring fitted units, an electric cooker and plumbing for a washing machine and dishwasher. Central heating radiator. Decorative fireplace, beams to ceiling, windows to front and side elevations. Vinyl to floor.



### Downstairs W.C.

Low level WC and wash hand basin. Wall mounted oil fired central heating boiler.

### Sitting Room

17' x 17' (5.18m x 5.18m).

A large, spacious room with high ceilings, featuring original wood panelling to walls. Central heating radiators. Windows to rear and side elevations allowing plenty of light. Carpet to floor.



### Additional Storage Room

16'7" x 14.1" (5.10m x 4.30m).

Accessed from an outside door adjacent to the cottage.

TO LET



## First Floor

### Landing

Large, wide landing providing access from stairs to all first floor rooms. Carpet to floor.

### Bathroom

With white bathroom suite comprising bath, wash hand basin, low level W.C. and central heating radiator. Carpet to floor.



### Bedroom 1

17' 2" x 12' (5.22m x 3.66m)

With central heating radiator and window to rear elevation overlooking stable courtyard. Carpet to floor.

### Bedroom 2

11' 10" x 11' 8" (3.60m x 3.55m)

With central heating radiator, decorative fireplace and window to rear elevation overlooking stable courtyard. Carpet to floor.



### Outside

There is no garden available with this cottage however it is possible to place a bench under one of the windows and have some plant pots. Parking is outside the property. There are no garage or separate sheds.



**TO LET**



## General Information

**Viewing:** 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.

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

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

**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 £850 pcm.

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

**No Pets.**

**No children under the age of 16.**

**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**