

TO LET

The Angel House, 17 Middle Street, Elton, Peterborough, PE8 6RA



Rent: £1,995 pcm

Available from September 2017

The Elton Estate is offering to let this large detached, thatched, stone/brick Grade II listed, 5 bedroom, period property.

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.

The property contains many original features and will be let unfurnished.

In brief, the property provides the following accommodation:

Ground Floor

Front Entrance Hall

Entrance Hall giving access to main sitting room and dining room.

beam to ceiling and above inglenook fireplace with slab hearth and stone surround, which can be used as an open fire. C/H radiators. Pale green carpet to floor.

Sitting Room

25' 9" x 14' 7" (7.85m x 4.43m) max.

L shaped room with windows to side and rear elevations and window seat to front. Exposed

Access through to rear hallway.



Dining Room

15' 9" x 16' (4.80m x 4.87m)
max.

Exposed beam to ceiling and above open inglenook fireplace with stone hearth and surround. C/H radiators. Exposed wooden floorboards. Window seats to side, overlooking parkland, and to front.

Access through to rear hallway.



Rear Hall

16' 1" x 7' 11" (4.90m x 2.40m)
max.

Provides access to all ground floor rooms, main stairs and access to first floor. C/H radiator. Red terracotta tiled flooring. External door giving access to rear garden.

Downstairs Cloakroom

5' 4" x 9' 1" (1.62m x 2.76m)
L.F.W.C. and wash hand basin in white. C/H radiator. Window to side elevation overlooking

parkland. Red terracotta tiled flooring.

Morning Room

11' 10" x 14' 1" (3.60m x 4.29m)
Feature fireplace with decorative wood mantelpiece and surround containing old fashioned decorative wood burning stove (no longer operational). Windows to either end overlooking gravelled patio area and parkland. C/H radiator. Red terracotta tiles to floor.

Kitchen

12' x 12' 10" (3.65m x 3.90m)
Kitchen containing white fitted base and wall units with grey work surface. Fitted eye-level electric 1½ oven and grill with separate hob unit. Plumbing for dishwasher beneath breakfast bar. White 1½ bowl sink & drainer. C/H radiator. External door access to side garden. Window to side elevation overlooking parkland. Original stone coloured brick flooring.



Pantry

8' 3" x 5' 7" (2.50m x 1.70m)
With original stone coloured brick flooring. Large amount of shelving space.

Utility Room

9' 6" x 6' (2.90m x 1.83m)
Fitted grey worktop and white sink unit with white cupboards under. Boulter oil fired central heating boiler. Concrete flooring. Window to rear elevation.

First Floor

Landing

Providing access from stairs to all first floor rooms, large window to rear elevation, C/H radiator, beige carpet to floor. Access via stairs to second floor and adjoining areas.



Master Bedroom

22' 2" x 11' 4" (6.74m x 3.46m)
Exposed beams to ceiling. Window to rear elevation with window seat to front elevation. C/H radiators. Beige carpet to floor. Leading to en suite.



En Suite

8' 7" x 7' 5" (2.62m x 2.26m)
Window to front elevation. White suite comprising bath with mixer taps & shower attachment; electric shower over bath with folding glass shower screen; wash hand basin and Saniflo L.F.W.C. Wall fitted C/H towel ladder. Shaver point & light. Tiled splashbacks. Beige carpet to floor. Second door giving access to Bedroom 2 if required.



Bedroom 2

15' 10" x 13' 9" (4.83m x 4.18m) max.
Exposed beam to ceiling. Two double & 1 single built-in wardrobes. C/H radiator. Windows to front and side elevation overlooking parkland. Pink carpet to floor.

Access to Master En Suite if required.

Bedroom 3

10' 11" x 10' 3" (3.32m x 3.12m)
Window to side elevation overlooking parkland. C/H radiator. Beige carpet to floor.



Family Bathroom

9' 10" x 5' 11" (2.98m x 1.80m)
 White suite comprising bath with mixer taps & shower attachment, electric shower over bath with folding glass shower screen. Wash hand basin set into work surface with cupboards below. Low level W.C. Tiled splashbacks to 3 main walls; large mirror above bath. C/H towel radiator. Shaver point & light. Large fitted laundry cupboard housing plumbed in washing machine and tumble dryer. Beige carpet to floor.



Bedroom 4

15' 8" x 11' 10" (4.77m x 3.60m)
 Window to rear overlooking garden area. C/H radiator. Beige carpet to floor.



Second Floor

Open Plan Sitting Room at top of stairs giving access to Bedroom 5

19' 10" x 13' 3" (6.05m x 4.07m)
 Window to side elevation; stainless steel single bowl sink & drainer with cupboard beneath; C/H radiator; beige carpet to floor.



Bedroom 5

14' 6" x 14' 11" (4.42m x 4.56m) max.
 Windows to side elevation overlooking parkland. C/H radiator. Built-in triple wardrobes/storage space. Beige carpet to floor. Access to En-Suite.

En Suite

(2.17m x 1.84m)
 White suite comprising bath with mixer taps & shower attachment; electric shower over bath; wash hand basin and L.F.W.C. C/H

radiator. Shaver point & light.
Tiled splashbacks. High window
to side elevation. Beige carpet to
floor.



Outside

Garage

17' 5" x 11' 1" (5.30m x 3.38m)
Brick built garage at side of
property with double door access
from front and pedestrian door
access from rear.
Parking for 1 car off the road.

Outbuilding

Large period stone outbuilding
previously used as servant's
cottage. Two separate rooms
downstairs for use as
workshop/storage. Large oil
storage tank contained in first
room. Original features visible in
building including old
fireplace/cooking areas. Stone
flooring. Prohibited access to first
floor.



Gardens

Large private rear garden with
lawns, mature trees, shrubs and
flower borders overlooking open
parkland to rear and side.



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.

Tenure

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

Rental on application via The Estate Office.

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

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

Local Authority

Huntingdonshire District Council
Tel: 01480 388388

Assessments

Council Tax Band: G



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	33
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

Tel: 01832 280223

email: office@eltonhall.com

VIEWING STRICTLY BY APPOINTMENT ONLY