

# TO LET

## The Angel House

**17 Middle Street, Elton, Peterborough, PE8 6RA**



**Rent: £1,995 pcm (unfurnished)**

**Available: Immediately**

Available to let immediately, this beautiful period property is situated adjacent to parkland in the charming village of Elton. Constructed from stone and brick, with a thatched roof and Grade II listed, the house benefits from many original features, 5 bedrooms, 3 spacious living rooms and a large garden.

The village of Elton is situated just off the A605 on the borders of the Cambridgeshire/Northamptonshire countryside with easy access to the footpaths of the Nene Valley and the historic market towns of Stamford and Oundle. The village benefits from a church, primary school, post office and shop, village hall and four restaurants. Walks around the village lead to the neighbouring villages of Warmington and Nassington.

A regular bus service to Peterborough and Oundle runs through the village. London is easily accessible via direct trains to Kings Cross from Peterborough. The A605 provides excellent road links to the A1(M) and the M1/M6 via the A14/A45.

In brief, the property provides the following accommodation:

## Ground Floor

### Front Entrance Hall

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

### 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 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.

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) 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. Fitted double wardrobe. 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 & rainfall shower; vanity unit with washbasin; WC; fitted towel ladder; radiator Shaver point. Tiled splashbacks. Vinyl flooring.

**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.

**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 280223 / [www.eltonhall.com](http://www.eltonhall.com) 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.

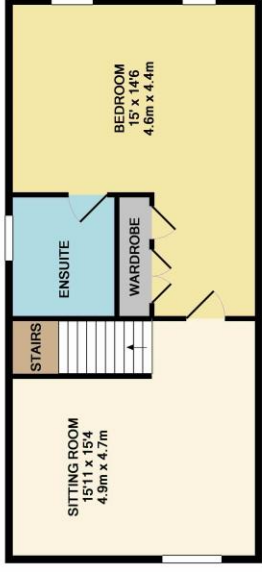




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or availability can be given.  
Made with Metropix (20217)

## 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.**

## 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	26	33
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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](mailto:office@eltonhall.com)**

**VIEWING STRICTLY BY  
APPOINTMENT ONLY**