

# 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. 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 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) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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**