

**TO LET**



## **VILLA FARMHOUSE**

Broadgate Way, Warmington, Nr Peterborough, PE8 6UW



**Rent: £1,200 PCM**

**Available February 2017**

Elton Estate is offering to let this delightful, detached stone 3 bed property just outside the village of Warmington. The house has a large garden, outbuildings for storage and is set in a pretty rural location.

The village of Warmington 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.

The village benefits from a primary school, post office and shop, public house and village hall. There are also several walks around the village and footpaths leading to the River Nene and the neighbouring village of Elton.



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



## Ground Floor

### Front Entrance Hall

Entrance Hall giving access to the ground floor reception rooms and stairs to first floor.

### Reception 1

With open fire place with stone surround and sash window looking out to the front of the house. Benefits from 2 radiators.

### Reception 2

With a feature fire place and sash window looking out to the front of the house. With 2 radiators. Large glazed doors leading through to the kitchen:



### Kitchen

Fitted kitchen units, benefitting from a large under stairs pantry, electric cooker and separate hob. A feature Rayburn stove (not in use).

### Downstairs Cloakroom

L.F.W.C. and wash hand basin.

### Rear Entrance Hall

With plumbing for washing machine and space for fridge. Store cupboard.



### Reception 3

Large reception room overlooking the front of the house. With a door and corridor leading to the barn space to the rear. With 2 radiators.



## First Floor



### Family Bathroom

White suite comprising bath, free-standing shower cubicle, wash hand basin and WC. With a large walk-in storage cupboard with shelves.

### Master Bedroom

Double room with sash window over looking the front of the house, with built in wardrobe and radiator.

### Bedroom 2

Double room with sash window over looking the front of the house with radiator.

### Bedroom 3

Over looking the side of the house, with sloped roof, double bedroom with walk-in storage in eaves, with radiator.



## Outside

### Garage

Detached brick built garage with an open fronted section, workshop area with doors and an outside WC and log store.

### Stone Outbuilding.

Can be accessed from the house and from outside. A useful space for storage.

### Gardens

Large private gardens with lawns, mature trees, shrubs and flower borders overlooking open farmland and Warmington village.



The neighbouring farm buildings are used by an agricultural tenant.



## General Information

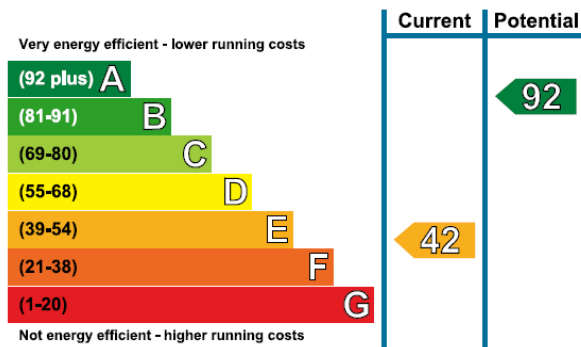
**Viewing:** All appointments should be made through the Elton Estate Office 01832 280 223.

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: F

**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, Oil fired central heating. Property serviced by Klargester.

## 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

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Peterborough  
PE8 6SH

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**VIEWING STRICTLY BY APPOINTMENT ONLY**