



Moat Farm Oast , Shadoxhurst Kent TN26 1LY

£1895 per month inclusive of heating and council tax

Moat Farm Oast is a spacious and recently refurbished 2 bedroom converted Oast House sitting in a large secluded private garden on the western side of the farmstead of Moat Farm. Traffic noise is rarely heard.

There is a small rectangular oast kiln dating from around 1850 with timber framed barn addition and an attached, but separate, annex overlooking the parking and turning area. The property is a working farm and events are hosted on the farm periodically.

£1,895 PCM



Description

The accommodation comprises on the ground floor; entrance hall / boot room, galley kitchen / breakfast room with integral oven, open planning dining room / reception 1, wc, large sitting room with vaulted ceiling, attractive wooden beams and inviting wood burner. On the first floor; master bedroom (double) with pristine en suite shower room, newly installed family bathroom and a further double bedroom.

The garden overlooks one of the headstreams of the River Beult where there is a pond and regular wildlife activity with sightings of Kingfishers, and Barn Owls over adjacent meadows. There is ample driveway parking for 2 cars.

Moat Farm is in the Orlestone Woods and Pastures Local Wildlife Site and the farm includes approx 100 acres of species rich grassland with around 160 acres of Ancient Semi-Natural Woodland. The owners will give permission to walk the farm according to season. The property is located at the end of a long drive with an automatic security gate, being in a quiet and secluded position where only the gentle noise of birds and nature can be heard.

Central heating and hot water is served by the farm’s woodchip boiler which provides an economic energy source.

SERVICES: Mains Electricity (on sub meter – paid quarterly on receipt of invoice from landlord), mains water (paid quarterly on receipt of invoice from landlord), Wood Chip heating (included in monthly rental), Private Drainage (charged annually on receipt of invoice from landlord)

COUNCIL TAX: D (ASHFORD BOROUGH COUNCIL)

EPC: YES RATING: D

EICR: YES

TO LET: UNFURNISHED

Fees

Holding Deposit (per tenancy) - One week’s rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantors(s)) withdraw from the tenancy, fail a Right to-Rent check, provide false or misleading information, or fail to take all reasonable steps to enter into a tenancy agreement (and / or Deed of Guarantee) within 15 calendar days of the holding deposit being received (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks’ rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)

Six weeks’ rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Unpaid Rent

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant’s Request)

£50 (Inc. VAT) per agreed variation. To cover the costs associated with taking landlord’s instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant’s Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord’s instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant’s Request)

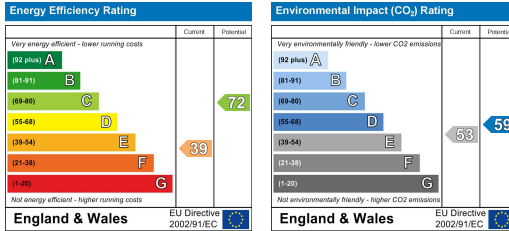
Should the tenant wish to terminate their contract before the end of the fixed term, they shall be liable for the landlord’s cost in re-letting the property as well as all rent due under the tenancy until start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Client Money Protection is provided by Safe Agent. Redress through The Property Ombudsmen Scheme.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only.

A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale.

If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



2 Windmill Oast
Windmill Farm Benenden Road
Rolvenden
Kent
TN17 4PF
01580 242700
<https://www.valeandmarsh.com>

