



Manor Farm

West Torrington, Market Rasen, LN8 5SQ

£1,800 pcm

FARM HOUSE SET ON LARGE GROUNDS

Set on large grounds this Farm House comprises of; Entrance Hall, three Reception Rooms, six Bedrooms, spacious Bathroom and modern Kitchen Diner. Outside there is a driveway to the front. Early viewing recommended to appreciate size of accommodation on offer.



LOCATION

Situated in a non-estate location within the quiet village of West Torrington, the site enjoys a peaceful setting while being conveniently located just a short drive from Market Rasen and Wragby. Market Rasen is a thriving Market Town with a train station and bus services providing regular links to Schools, larger Towns and City networks. Market Rasen boasts a renowned Racecourse and a wonderful range of local independent retail outlets, regular markets, restaurants, public houses and good local schooling; Primary Schooling – Market Rasen C of E Primary, Secondary Schooling – De Aston School. Wragby boasts a range of local amenities and facilities such as shops, pubs and local swimming pool. The property also offers excellent access to the market towns of Horncastle, Louth & the historic Cathedral City of Lincoln.

ACCOMMODATION

Set on well-established grounds, an early viewing of Manor Farm is recommended to appreciate size of the internal accommodation and grounds on offer. On entry to the property, via the front entrance there is a spacious hallway leading to a lounge, dining room, access to a further hallway which leads to the kitchen/dining room, utility room, Bedroom 6 and study. Through an additional hallway there is a further reception room and downstairs WC. Upstairs there are five additional bedrooms and a newly fitted bathroom with both a bath and separate enclosed shower. Please note, the layout of this property can be utilised in order of preference and the rooms are only suggested by way of a guide. The home is currently undergoing further redecoration works which can be discussed at the viewings.

OUTSIDE

Set on spacious grounds with well-landscaped lawns to the front, side and rear. There is a driveway providing parking with additional outside storage. To fully appreciate the size of the gardens on offer, a viewing is recommended.

RENT AND DEPOSIT

The asking Rent for the property is £1800 per calendar month and the Tenancy Deposit is £2,075 (equal to 5 weeks' rent).

The Holding Deposit for this property is £415.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

VIEWINGS

By prior appointment through Mundys.

- **Three Reception Rooms**
- **Six Bedrooms**
- **Spacious Kitchen Diner**
- **Downstairs WC**
- **Newly Fitted Bathroom**
- **Property Available Now**
- **Property must be viewed**
- **EPC Energy Rating - E**
- **Council Tax Band – C**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.