



## Ryall House Farm Ryall Road, Ryall, WR8 0RH

£3,500 Per Month

A beautiful, detached, Georgian country farmhouse with a stunning contemporary extension situated in approximately an acre of land in a rural location on the edge of the village of Ryall with stunning viewing across surrounding countryside, excellent access to the M5/M50, and Worcester Parkway Railway Hub. The versatile accommodation comprises: Ground floor- entrance hall, two large reception rooms, study, breakfast kitchen with AGA & electric cooker, open plan to dining and garden room with bifold doors opening to the gardens, large utility, study/boot room, cellarage with games room.

First floor- six bedrooms, five en-suite bathrooms, main bathroom. The property benefits from gated off road parking, large stable as garaging or storage and a wonderful garden of approximately an acre with private views over surrounding countryside. Further land may be available by separate negotiation. Rent includes gardener to attend to shrubs and lawns. Available early April 2024. EPC D Council tax band G.



# Ryall House Farm, Ryall Road, Ryall, Worcestershire, WR8 0RH

## Information

### TENANT FEES:

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£807 ) is payable in advance in order to reserve the property. The holding fee will be deducted from the first month's rent payment. \*Conditions apply

**DEPOSIT:** A deposit of £4038 will be required as security against damage or arrears of rent.

**RENT:** £3500 Per calendar month.

**FURNISHINGS:** The property is offered to let unfurnished

**RESTRICTIONS:** Non-smokers only,

**TERM:** Six months minimum. A longer term may be available by negotiation.

**APPLICATION:** You must complete an application form and online referencing form. This must be completed and returned promptly. Photographic ID (passport) and a current proof of address will be required by all applicants. The property will remain on the market until satisfactory referencing has been received from our referencing company.



### 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>		<b>80</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	