



## TO LET - THE ROOT HOUSE

Oakhurst Farm, Crowland Road, Eye Green, Cambridgeshire PE6 7TT

**BROWN & CO**



# TO LET – THE ROOT HOUSE

## Oakhurst Farm, Crowland Road, Eye Green, Cambridgeshire PE6 7TT

**An attractive four bedroom barn conversion situated in the Cambridgeshire countryside**

Open-plan Kitchen and Living Room, Dining Room, 4 Bedrooms (one with En-suite shower room), Family Bathroom, Utility Room and WC

Rural location within easy reach of Peterborough and London

### TO LET UNFURNISHED £2,000 PER CALENDAR MONTH

#### LOCATION

The Root House is located in the Cambridgeshire countryside in the hamlet of Eye Green and is accessed via a private driveway shared with a handful of properties from Crowland Road. The property is approximately 6 miles north of the Cathedral City of Peterborough.

Eye Green is conveniently situated just off the A47, providing direct access to Peterborough, Leicester, Wisbech and the adjoining road network. Local services are available within the nearby village of Eye with Peterborough offering National Rail services to London Kings Cross, with the fastest service taking approximately 50 minutes.

#### THE ROOT HOUSE

This four bedroom barn conversion offers tasteful single-storey, open plan accommodation situated in a countryside location.

Completed in 2009 and built with sustainability in mind, The Root House has won a Technical Innovation Award using Sheep's Wool as a natural insulator, underfloor heating combined with an Air Source Heat Pump and heat recovery system to maintain low energy costs and high efficiency.

Please note the garden fencing is to be replaced and the garden and parking areas landscaped as conditions allow.

The property offers the following accommodation:

**Kitchen/Living Room** – 8.27m x 6.83m (maximum): Accessed from the inner hallway with fitted kitchen with granite worktops, integrated dishwasher, range cooker and woodburning stove.

**Dining Room** – 3.41m x 3.21m: Accessed from the Kitchen with round picture window through to the Living Room area.

**Utility Room** – 2.46m x 2.25m: Accessed from the inner hall with fitted units and sink.

**WC** – 1.49m x 1.13m: Hand basin and WC.

**Master Bedroom** – 3.63m x 3.52m: Double bedroom accessed from the inner hallway with fitted wardrobes with sliding doors leading out to the Garden.

**En-suite Shower Room** – 1.85m x 2.01m: Hand basin, WC and shower.

**Bedroom 2** – 3.79m x 3.58m (maximum): Double bedroom, accessed from the inner hallway with hand basin.

**Bedroom 3** – 3.51m x 2.77m: Double bedroom accessed from the inner hallway with sliding doors leading out to the Garden.

**Bedroom 4** – 3.55m x 2.00m: Small double bedroom accessed from the inner hallway which has been used as an office.

**Family Bathroom** – 3.55m x 1.86m: Hand basin, WC, bath and shower

**Gardens** – The gardens are laid to lawn and are to be maintained by the Tenant. There is parking to the front of the property and an adjacent open fronted store providing useful storage (4.46m x 3.43m).

#### GENERAL REMARKS AND STIPULATIONS

##### SERVICES

The Root House is connected to a mains water supply, and electricity is supplied from the adjoining property and the property has a sub meter which will be recharged to the Tenants. The property benefits from Air Source Heat Pump underfloor heating together with drainage to a Klargestar. The Tenants are permitted to use the wood burning stove in the Living Room and are responsible for having the flue swept.

##### COUNCIL TAX

Band D - £2,009.67 for the year 2023/2024.

##### RENT

A rent of £2,000 per calendar month is payable in advance by Standing Order.

The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire MK44 3AL

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### DEPOSIT

A deposit equivalent to 5 weeks' rent (£2,300) will be required and shall be deposited into an approved Tenancy Deposit Scheme. The deposit shall be returned at the end of the tenancy, subject to there being no breaches of the tenancy agreement.

### PAYMENT

The first payment of rent and deposit will be paid by bankers draft or bank transfer. We are unable to accept cash payment. If the payment is made by cheque then a period of six working days should be allowed to ensure the cheque has cleared so that the keys can be released.

Please note: we will not release keys until we have received confirmation that the funds have been cleared. Thereafter, payment of rent will be made by Standing Order.

We are RICS members and under RICS Members Accounts Regulations there is a client's money protection scheme available.

### PETS

Pets may be considered.

### NO SMOKING

Smoking is not permitted in any part of the property.



### VIEWING

Strictly by Appointment Only with the Letting Agents – Brown&Co.

### Contact:

Ella Redrup  
ella.redrup@brown-co.com

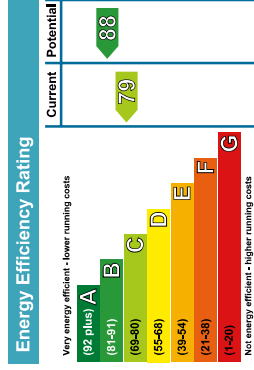
Kate Barlow  
kate.barlow@brown-co.com

T: 01480 213811

Hours of Business - Monday to Friday 9.00am to 5.30pm

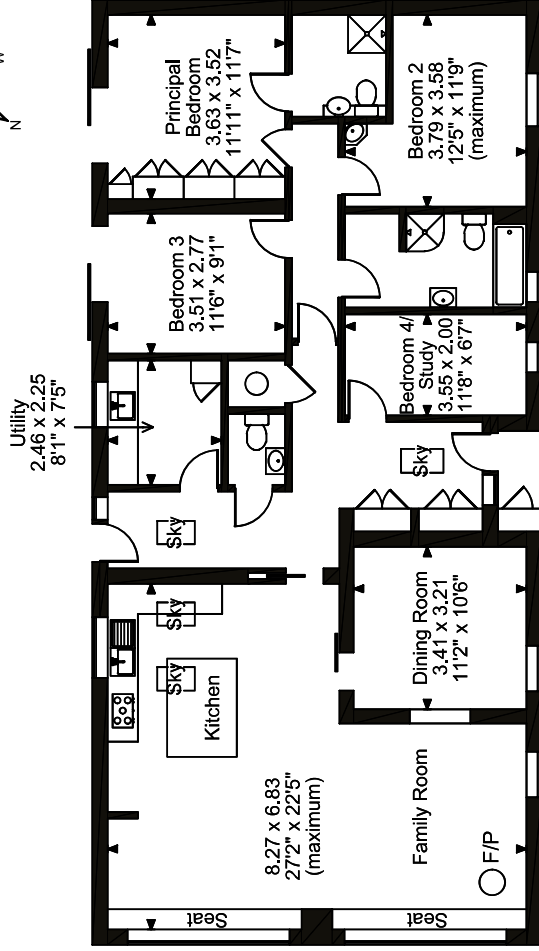
### ENERGY PERFORMANCE CERTIFICATE

EPC Rating- C





## Approximate Gross Internal Floor Area Root House = 147 m<sup>2</sup>/1584 ft<sup>2</sup>



## Root House

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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### IMPORTANT NOTICES

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