



The Hay Loft Hardwick Road

, Wellingborough, NN8 6BW

£1,350 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU.

Available now for an August move in!

Welcome to The Hay Loft - a stunning rental property that artfully combines rustic charm with contemporary luxury, set in the serene countryside. This beautifully restored loft conversion offers a unique living experience with modern conveniences.



Unfurnished Accommodation: Reception room, utility room & cloakroom, living room, kitchen, shower room, two double bedrooms, mezzanine balcony, shared courtyard, two parking bays. WIFI is included with the rent. Heating & hot water is via an electric boiler and there is an electricity sub-meter and consumer unit in Bedroom Two. Energy Rating C. Council Tax Band TBC as new build, approx. £150pcm payable to the landlord for council tax.

Situated within a private development and surrounded by woods and fields, enjoying the soothing sounds of nature, The Hay Loft invites you to experience rural living at its finest. This property is part of a non-active farm, contributing to the authentic charm of the location. Accessed via a gated driveway off the main road enhances the sense of seclusion.

Upon entering The Hay Loft, you are welcomed by a bright and airy room that features tiled flooring, painted in a neutral colour. This room can be used as an additional reception room or a home office. There is a handy cloakroom which also provides space and plumbing for a washing machine (not provided).

Venture upstairs where you will find the stunning open-plan living room, which perfectly combines historic charm and modern comfort. High vaulted ceilings, exposed wooden beams, large skylight windows that flood the room with natural light and polished wood flooring all add to the luxuriousness of this impressive home.

The kitchen is equipped with ample base and eye level wooden cabinets with white marble worktops, with an integrated electric oven, a raised plate hob, an integrated dishwasher and a stainless steel sink and drainer.

There are two spacious double bedrooms with hard wood flooring and a shower room featuring a high-quality power shower with a rainfall showerhead and an additional hand held shower. Boiler/airing cupboard which also has the immersion tank and sprinkler system control panel.

One of the most striking features of The Hay Loft is its large mezzanine balcony. This versatile space has polished wooden floors and original exposed beams, making an ideal space for a home office or an entertainment area, being flooded with natural light from the skylights.

Externally, the property offers a communal courtyard. There are two parking bays allocated to this property.

Don't miss the chance to make The Hay Loft your new home and be the envy of your friends and family!

Living Room 22'06 x 18'05 (6.86m x 5.61m)

Second Reception Room 16'08 x 10'01 (5.08m x 3.07m)

Kitchen 6'10 x 5'10 (2.08m x 1.78m)

Utility Room & Cloakroom 6'05 x 3'04 (1.96m x 1.02m)

Bedroom One 13'07 x 10' (4.14m x 3.05m)

Bedroom Two 13'07 x 7'06 (4.14m x 2.29m)

Shower Room 10'03 x 5'11 (3.12m x 1.80m)

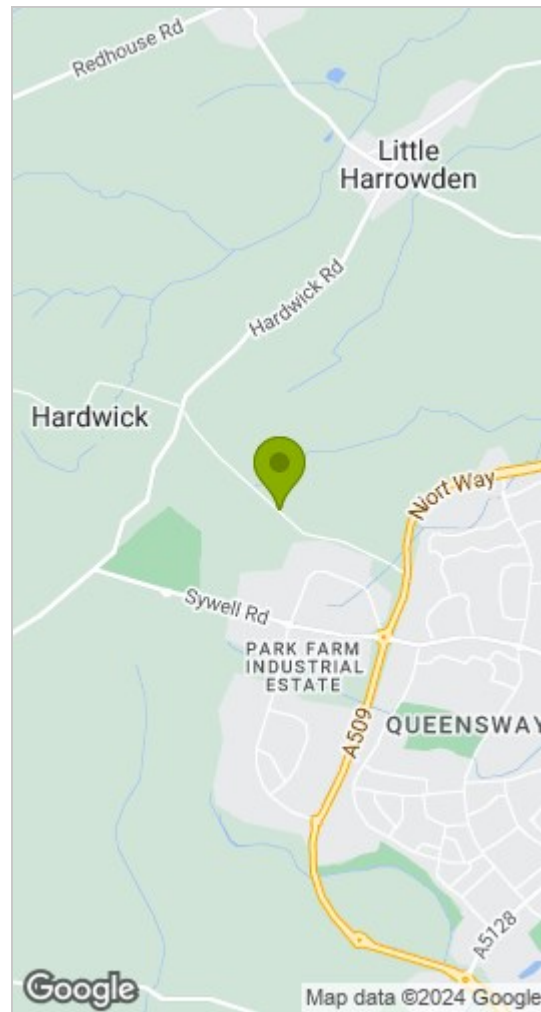
Mezzanine Balcony max 18.07 x 13'10 (max 5.49m.2.13m x 4.22m)

Communal Courtyard 20'07 x 18'03 (6.27m x 5.56m)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 