



**WARREN HOUSE, STANSBATCH,
HEREFORDSHIRE, HR6 9LQ**

£1,200 Per Calendar Month



A Woodland Property Set In A Most Secluded Setting!

| A Fantastic Opportunity To Let An Off Grid Property! | Detached Property Set At The Foot Of Wapley Hill Fort | A Most Private Setting Access Via A 1 Mile Long Forestry Track (Approximately) | A Detached Cottage With Quirky Accommodation | Three Bedrooms. Shower Room And Bathroom | Two Reception Rooms With Wood Burning Stoves | Lower And First Floor Kitchens | Viewing Highly Recommended To Appreciate This Most Unique Setting | Available For Immediate Occupation Subject To Referencing And Forestry England's Consent | EPC Rating E |

Flint and Cook are proud to work alongside Forestry, England to offer this most unique and interesting property for let set at the foot of Wapley Hill Fort, Stansbatch. Set in the most wonderful position with woodland and nature immediately on the doorstep! The cottage is detached with three bedrooms, three reception rooms along with wooded wild gardens with peace and quiet in abundance.

The Property

From the front of the property, an entrance door opens into a porch with window to side, wall mounted coat hooks and a stone flooring. A further door leads into a reception room with window to front having a feature wood burning stove set on a tiled hearth with inglenook, space for three-piece suite, exposed timbers, staircase rising to first floor sitting room, flagstone flooring / fitted carpet and door through to lower kitchen.

The lower kitchen has windows to rear, an Aga which is LPG fired, base cabinets, Belfast style sink, wall mounted plate rack, downlighters, exposed timbers, panel radiator and tiled floor. There is a door which opens to a staircase leading down to the cellar. The cellar has lighting.

From the kitchen, a door leads through into a dining area with window to rear, exposed timbers and wood clad walls along with wall mounted central heating controls, panel radiator and tiled flooring.

To the rear is a utility area with a selection of base and wall mounted cabinets, square edge worksurfaces, window to rear, direct door leading out to the garden, two velux windows, two panel radiators and tiled flooring. Located in this area are also the control panel for the generators and wall mounted property trip switches.

From the front reception room, a door leads through to a double bedroom/additional reception room with window to front, having recessed storage, feature open

fireplace (non-working), wall mounted panel radiator and door through to ensuite with WC, shower cubicle, pedestal, wash hand basin and tiled flooring.

There is a second entrance door to the right-hand front elevation of the property which opens into the boot room/further utility room having staircase rising to first floor sitting room, a wall mounted LPG gas boiler, Belfast style sink with drainer, splashback tiling and panel radiator and tiled flooring. There is also a Velux style window and downlighters. Off the boot room is also a Guest WC with WC, wash hand basin, wall mounted towel hoop and Velux style window.

Of the boot room to the right is a further reception room with windows to front, a wood burning stove, exposed timbers, telephone point, and tiled flooring. There is a staircase that leads up to a study or further bedroom with velux windows to front, window to side and fitted carpet/ timber flooring.

The staircase from the boot room rises to the first floor sitting room with Juliette style balcony to front along with a double-glazed window and port hole style window, there is a feature wood burning stove with tiled hearth and mantle over, exposed timbers and wood clad ceiling. Off the sitting room is a mezanine area accessed via a space saving access stairs/ladder.

From the sitting room steps lead down to the dining area with windows to side and rear, space for a table in chairs, downlighters, exposed timber and panel radiator.

Archway through to a further kitchen offering a more comprehensive range of amenities with base and wall mounted cabinets, a stainless drainer sinker, square edge work surfaces, splashback wall tiling, integrated fridge, freestanding double oven along with four ring hob and extractor over, tiled flooring, downlighters and timber clad ceiling. There is a door to rear leading out to a decked area with wooded outlooks.



From a dining area, a hallway leads to a double bedroom with Juliette balcony to front, built in wardrobe, dressing table, exposed timbers, wall mounted lighting, telephone point and panel radiator.

From the hallway, a further door leads to a bathroom with window to rear, panel enclosed bath with shower curtain, wall mounted heated towel rail, WC, splash back wall tiling and vinyl flooring.

Outside the gardens are extensive and offer various areas of interest with wooden pathways, garden pond, decked seating area looking out to the surrounding forest and offer a heavily planted and untamed natural environment.

From the access forestry road there is plenty of parking available.

Affordability And Household Income

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £36,000. Should a guarantor be required to support an application, an income of £43,200 would be required.

Services And Expenditure

Services - Private water via a borehole with UV filtering, Electricity is supplied via generators and solar panels. LPG central heating. Private drainage system via a septic tank.

Council Tax - Band D

Broadband Connectivity - Available Via Satellite supply. Connection will be the tenant(s) responsibility.

Tenancy Information And Permitted Payments

For information and payments in relation to the property please follow the Tenancy Information link.

This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

What3words / Directions

What3words

///protects.helpfully.dinner - This location will direct to the security barrier located at the foot of the forestry access track.

///cadet.like.flag -This location will direct you to the property.

On viewing appointments the security barrier will be opened providing access up through forestry to the property. Please be advised that the access track is in good repair but care should still be taken with your vehicle.

Directions

From Kington follow the B4355 to Titley. On leaving the village turn right as signed for Staunton On Arrow. Follow the road for approximately 1/2 miles and on entering Stansbatch take the first left hand turning. Continue along the road until reaching the forestry and proceed up the right hand access track leading to the property.

Viewings

Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(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		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.