



Banks Farm Stowe Road
, Barholm, PE9 4RA

£1,800 PCM

Richardson

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, Barholm, PE9 4RA

Five Bedroomed stone farmhouse in small village close to Stamford. The property has been previously been completely renovated, and has oil fired central heating, large gardens and garage.

LOCATION

The property is located in the small village of Barholm, approximately 7 miles from Stamford. Situated on Stowe Road, next to the Village Church.

DESCRIPTION

Rare opportunity to live in Grade 2 listed quirky Stone Farmhouse. The accommodation is set over three floors, comprising 5 bedrooms (one with en-suite). Two family bathrooms. Modern kitchen. large dining/living room with inglenook fireplace . Further snug sitting room. Separate garage.

ENTRANCE

Solid white painted front door leading to

HALLWAY

Original York flagstone floor, wall cupboard, doors to Dining/Living Room and Snug. Stairs to First floor

SNUG

Original York flagstone floor, feature tile fireplace with original cupboards to each side. Doors to passageway, inner hall and further stairs to first floor.

INNER HALLWAY

with under stairs cupboard. Window to front elevation. Door to Sitting Room.

SITTING ROOM

Feature brick fireplace. Window to front elevation.

DINING/LIVING ROOM

Original York flagstone floor. Original black lead range set in beamed inglenook fireplace. Two built-in corner cupboards. Walk-in Pantry. Window to side elevation. Door to

KITCHEN

Flagstone effect tile floor. New range of beech wall and base units. Electric Aga with stainless steel extractor over. Farmhouse kitchen door to front elevation. Glass panel patio doors to rear garden patio area.

INNER PASSAGEWAY

Original York flagstone floor. Plumbing for washing machine with worktop over. Doors to Utility and Pantry.

UTILITY ROOM

Low level WC and wash hand basin and boiler.

PANTRY

Two small high windows and skylight.

FIRST FLOOR

BEDROOM 1

Victorian style feature fireplace. Built-in cupboard. Window to front elevation. Door to ensuite.

ENSUITE

Comprising low level WC, wash hand basin and shower cubicle.

LANDING

giving access to Bedroom 2 and stairs to Attic.

BEDROOM 2

Window to front elevation. Steps up to inner landing.

BEDROOM 3

Victorian style feature fireplac. Window to front elevation.

FAMILY BATHROOM 1

White three piece bathroom suite comprising low level WC, Wash hand basin and bath with shower attachment. Window to rear elevation.



INNER LANDING

Doors to bedrooms 2 & 3 and bathroom 1. Further door through to landing at the top of the second staircase.

FAMILY BATHROOM 2

White three piece bathroom suite with low level WC, Wash hand basin and bath with shower attachment. Large storage cupboard.

SECOND FLOOR

Landing with doors to Bedrooms 4 & 5 and Dressing room/walk-in wardrobe.

BEDROOM 4

Victorian style feature fireplace. Window to rear elevation.

BEDROOM 5

Window to front elevation.

DRESSING ROOM/WARDROBE

Loft access.

OUTSIDE

Rear (Rear)

Large paved patio area with glass covered well. Steps up to side gate and further steps to large rear lawn.

OUTSIDE

Front (Front)

Large lawned area with gravelled driveway and parking. Several mature trees.

GARAGE

Separate garage with solid white painted barn doors to the front and small side door. There are two storage sheds attached, one housing the original water copper.

SERVICES

Mains water, electricity and drainage are connected.

TENURE

The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

DEPOSIT

Five weeks rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

RENT

The rent is payable monthly in advance, by standing order.

VIEWING

All viewings strictly by appointment through Richardson.

COUNCIL TAX

The Council Tax band for the property is F.

BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - O2 , EE, Vodaphone

Broadband types available - Standard, Superfast

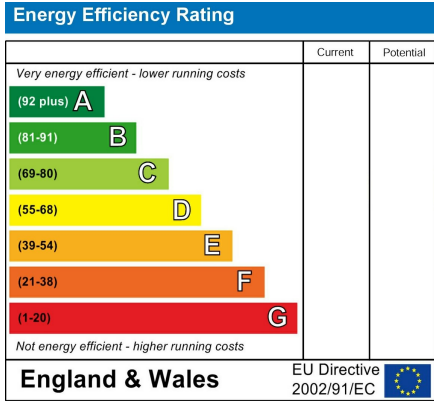
Floor Plan



Area Map



Energy Efficiency Graph



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Sheep Market, Stamford, Lincs, PE9 2RB

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