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LETTINGS SPECIALISTS

Lodge Farmhouse , Tickencote
Stamford, PE9 4AF

TO LET £2,895 PCM

- Stone Character Property
- Home Office
- 3 Reception Rooms
- Several Outbuildings
- Mature Gardens
- Secluded Location
- Master Bedroom Suite
- Available Mid June

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

RICS www.richardsonestateagents.co.uk **01780 758000**

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LOCATION
The property is ideally situated for commuting into London with main line rail services available from both Grantham and Peterborough which will take you into London Kings Cross in approx. one hour. The A1 is easily accessible from the property providing excellent road links both North and South.

There are four private schools in the vicinity – Stamford, Oakham, Uppingham and Oundle are all easily accessible. For the sporting enthusiast Rutland Water is 3.5 miles away, providing sailing and cycling opportunities and there are numerous Golf Course, Bridleways and Footpaths in the locality.

What Three Words - ///nips.cried.fetches

DESCRIPTION
Lodge Farmhouse is a well- proportioned substantial five bedroom stone farmhouse in a tranquil secluded rural location between the market towns of Stamford and Oakham, close to the village of Tickencote. The farmhouse sits within mature landscaped gardens and there are extensive outbuildings with the possibility of grazing and stabling by separate agreement.

RECEPTION HALL
Leading to main entrance hallway and dining room and kitchen.

KITCHEN 14'8" x 15'5"
Ideally situated near to the dining room this spacious kitchen benefits from a range of oak cabinets. Integrated fridge freezer, dishwasher, John Lewis double oven with a combination oven above. John Lewis touch sensor hob. Staircase to master suite. Tiled floor. Radiator. Water softener.

UTILITY ROOM
Tiled floor, Butler sink, doors parking area and access to rear of property. Radiator.

CLOAKROOM
WC and wash hand-basin.

DINING ROOM 16'0" x 14'4"
Perfect for hosting dinner parties under the chandelier in this grand room.

HALL
Victorian Tiled floor, built in storage, front door to patio terrace and garden. Radiator.

DRAWING ROOM 15'11" x 14'3"
Connecting door leading from dining room so ideal for guests to retire to after dinner. Open fireplace, carpeted, splendid views over the garden terrace. Two radiators.

SITTING ROOM 15'6" x 15'3"
Perfect room to retire to of an evening picture yourself sat next to a crackling fire. Splendid views over the garden terrace. Two radiators,

STAIRS
Sweeping stair case leading to first floor

FIRST FLOOR

LANDING
Carpeted, roof light, radiator.

BEDROOM 2 14'2" x 12'11"
Carpeted, feature fireplace, built in storage, radiator.

FAMILY BATHROOM 12'0" x 8'0"
Panelled bath with shower over, WC, handbasin.

REAR LANDING
With built in storage and further Shower Room. Stairs to 2nd Floor.

BEDROOM 3 15'3" x 14'1"
Carpet, feature fireplace, radiator.

BATHROOM
Fully modernised with with under floor heating, Shower cubicle with glass screen, modern white wc and handbasin

MASTER SUITE 17'5" x 14'4"
Carpeted. feature fireplace, 2 radiators leading through to:

DRESSING ROOM 15'10" x 7'4"
Carpeted, vintage hanging rails , built in storage and airing cupboard, stairs down to kitchen.

EN SUITE
Fully modernised with under floor heated tiled floor, shower and bath. WC, handbasin., radiator

SECOND FLOOR
Landing is carpeted.

BEDROOM 4 10'2" x 8'0"
Carpet, radiator.

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BEDROOM 5 14'9" x 9'1"
Carpet and radiator.

CELLAR
Large storage cellar with lighting.

DAIRY
Housing boiler and stairs to the office quarter

OFFICE
Two separate office rooms over looking the rear of the property.

OPEN BARN
Open barn area with parking for 3 vehicles and a large storage barn, currently being used as a gym.

OUTSIDE
The farmhouse sits within mature landscaped gardens and there are extensive outbuildings with the possibility of grazing and stabling by separate agreement.

COUNCIL TAX
Band G.

SERVICES
Mains Electricity, Oil fired central heating and metered mains water. Septic tank drainage.

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

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

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

VIEWING
All viewings are strictly by appointment through Richardson on 01780 758000.

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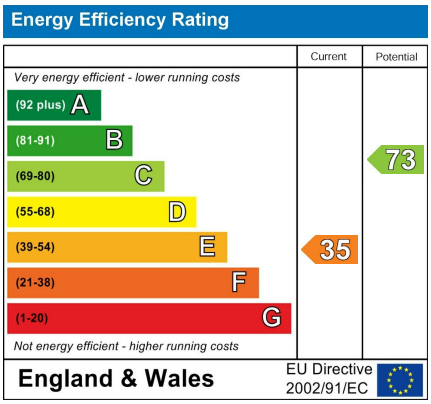

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