



Manor Farmhouse, 38 High Street
, Morton, PE10 0NR

£1,695 PCM

Richardson

Manor Farmhouse, 38 High Morton, PE10 0NR

Unique properties such as this are rarely available to rent. This fabulous period farmhouse is in the attractive village of Morton, conveniently situated just a short drive from all the facilities of Bourne. The property has spacious and adaptable accommodation with 4 bedrooms and has been beautifully restored by the current owners, it retains character features and is full of period charm; perfect for those looking for a peaceful retreat in the heart of the countryside within easy reach of the facilities of the nearby market town.

LOCATION

Morton is a popular village situated approximately 2 miles north of Bourne and offers a range of facilities including public house, pre-schooling, primary school, shop/post office, village hall, church and fish and chip shop.

The area offers an excellent choice of preparatory, public and state schools including the reputable Bourne Grammar School.

DESCRIPTION

The farmhouse is nestled in the heart of the village and is a lovely family home. Whilst recent renovations have incorporated modern comforts it is still brimming full of period charm and features throughout with exposed beams, Victorian tiled hall floor, log burner, deep window sills and shutters. Benefits from new carpets and decoration.

ACCOMMODATION

Front door giving access to entrance hallway. Victorian tiled floor. Doors off to Reception rooms 1 & 2.

RECEPTION 1

15'2" x 14'5" (4.62 x 4.39)

Shuttered window to the front. brand new carpet and decor. Log burner.

RECEPTION 2

14'6" x 11'5" (4.43(4.42) x 3.47(3.48))

Shuttered window to the front. brand new carpet and decor.

DOWNSTAIRS CLOAKROOM

WC and hand basin. Newly decorated.

KITCHEN

13'3" x 12'2" (4.04 x 3.70(3.71))

Cream fronted Shaker style base and eye level units with wood effect laminate worktops. Freestanding range cooker. Single bowl sink with drainer. Window to the side elevation overlooking back garden. Newly decorated. Archway through to

BREAKFAST ROOM

16'11" x 8'3" (5.15(5.16) x 2.51)

Newly decorated. Built in storage cupboard. Windows to side elevation.

UTILITY ROOM

9'9" x 12'4" (2.98(2.97) x 3.75(3.76))

Accessed from the rear of the kitchen the utility room has a Beech top unit with single bowl sink and drainer. Plumbing for washing machine. Quarry tiled floor.

BOILER/DRYING ROOM

Glow worm gas boiler.

REAR HALLWAY

Stairs to first floor.

BEDROOM 1

16'5" x 14'5" (5.01(5.00) x 4.40(4.39))

Beamed ceiling. Window to the front with window seat. Brand new carpet and decor. Radiator.

BEDROOM 2

14'6" x 12'6" (4.43(4.42) x 3.82(3.81))

Window to the front with window seat. Brand new carpet and decor. Radiator.





LANDING ROOM

18'10" x 12'3" (5.75(5.74) x 3.73)

Open plan area with window to side and doorway to rear staircase and fitted cupboard. Brand new carpet and decor. Radiator.

BEDROOM 3

18'11" x 8'4" (5.77 x 2.53(2.54))

Window to side elevation. Brand new carpet and decor. Radiator.

BEDROOM 4

12'6" x 8'4" (3.82(3.81) x 2.54)

Window to side elevation. Brand new carpet and decor. Radiator.

FAMILY BATHROOM

Brand new white suite comprising bath, hand basin and separate shower cubicle. Fitted cupboard. Newly decorated.

SEPARATE WC

Low level cistern. Newly decorated and carpeted.

EXTERNAL DETAILS

Shared gravel driveway giving access to single garage and parking area. Accessed from the side/Kitchen door is a rear patio with private lawned area beyond. Flower and shrub border surround. To the rear of the property is a coal shed, outside WC and garden shed.

GARAGE

Wooden Doors leading to

REAR Paddock

Available by separate negotiation.

COUNCIL TAX

We understand from the Valuation Office Agency Website that the property has a Council Tax Band E.

SERVICES

Mains water, gas, electricity and sewerage 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.

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.

BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - EE With O2, Three and Vodafone limited
Broadband types available - Standard, Superfast & Ultrafast

EPC

Rating D

LOCATION

What3Words - ///hillsides.archduke.blotting

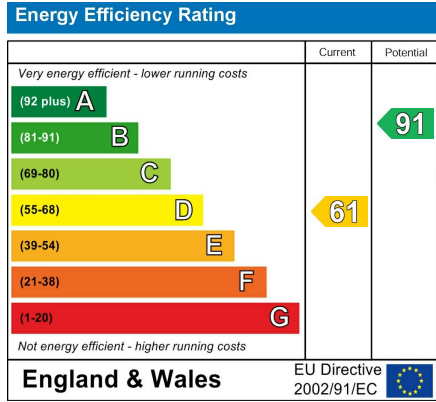
Floor Plan



Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

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

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