



The Old Kennels Lower
Ingon Farm

The Old Kennels is set within the grounds of Lower Ingon Farm and is accessed from Ingon Lane via a long driveway. A powered five bar gate gives access to the driveway which provides parking for multiple vehicles.

Beneath a Canopy Porch with tiled floor a UPVC double glazed door opens into:-

Lounge
16'4" x 14'5" max, (5 x 4.4 max.)

Two UPVC double glazed windows to the front and side. UPVC Double glazed French doors giving access to the rear. Feature fireplace with timber surround, two radiators, Glazed door leading to:-

Hallway
With two radiators.

Dining Kitchen
16'4" x 11'1" (5m x 3.4m)

A range of wall and base units with granite work top surfaces over. Electric "Leisure" range style cooker with stainless steel chimney style extractor fan above. Inset two bowl stainless steel sink unit with mixer tap over. Dishwasher, space for a fridge freezer. UPVC double glazed window to the front overlooking the patio and open fields beyond. Two UPVC double glazed windows to the side. Archway leading to:-

Breakfast Room
14'5" x 6'10" (4.4m x 2.1m)

Wall and base unit with roll top work top surface over, breakfast bar, Velux window, radiator, tiled floor, UPVC door giving access to the rear.

Conservatory (also accessed from the kitchen)
12'5" x 11'5" (3.8m x 3.5m)

With tiled floor, radiator, UPVC double glazed windows to three sides and UPVC double glazed french doors giving access to the patio and the open fields beyond.

Bedroom One
12'9" x 8'6" to wardrobe fronts (3.9 x 2.6 to wardrobe fronts)

UPVC double glazed window to the front, radiator, built in wardrobes with matching chest of drawers.

Bedroom Two
12'9" x 9'10" (3.9 x 3)

UPVC double glazed window to the front, radiator.

Shower Room
6'6" x 7'10" (2 x 2.4)
UPVC double glazed obscure window to the front, shower cubicle with "Triton T80" electric shower, low level W.C. with concealed cistern, wash hand basin, inset vanity unit with roll top surface to each side, ladder style electric towel rail.

Patio Garden
A paved patio seating area with open views to the fields beyond.

Additional Information
Services
Mains electricity and water are connected to the property. Drainage is via a septic tank. The central heating is via an oil fired boiler.

The rent is inclusive of water.

Council Tax
Stratford on Avon District Council - Band B

Viewing
Strictly by appointment only, through John Earle on 01564 794343

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS (www.tds.gb)

A holding deposit equivalent to 1 weeks rent will be required upon application.

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