



200 SIX HILLS ROAD

WALTON ON THE WOLDS, LOUGHBOROUGH, LE12

Q 15

£1,495 Per month

Unfurnished

Top Farm House offers a fantastic opportunity to reside in this beautifully appointed FOUR bedroom detached period home located in idyllic countryside with open views of surrounding farmland.

The property has been sympathetically renovated internally to a high standard whilst also retaining many character features to include exposed brickwork, original fireplaces, ceiling beams, original doors, quarry tiled flooring and a wood burning stove.

Rent is inclusive of Water rates.

The property benefits from a fully fitted modern kitchen with breakfast bar island, uPVC double glazing, oil fired central heating, two bathrooms and beautiful views over open fields.

In brief the property comprises of rear entrance porch, downstairs shower room, large utility room, breakfast kitchen with open plan configuration with dining room, sitting room, front entrance stairwell, four double bedrooms, family bathroom, large patio area to rear, gardens surrounding the property and off street parking for 2 cars to the side.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 4 bedroom House - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### REAR CLOAKROOM/BOILER ROOM (7.07 x 8.03 ft)

Entered via a composite door with quarry tiled flooring, floor mounted oil fired Grant boiler with oil watchman, beamed ceiling with door to utility room.

### DOWNSTAIRS SHOWER ROOM

A modern refitted shower room with mixer shower, low flush WC, sink, traditional wall mounted towel rail, tiled splashbacks with quarry tiled flooring and ceiling spotlights.

### UTILITY ROOM (13.10 x 9.06 ft)

A large room with space for washing machine, range of base level units, wood effect laminate worktops with stainless steel sink, radiator and original quarry tiled flooring.

### BREAKFAST KITCHEN/DINING ROOM (28.06 x 13.10 ft)

An impressive open plan breakfast kitchen room comprising of a range of shaker style eye and base level units, walnut effect laminate worktops, integrated fridge and freezer, integrated Neff electric hob and double oven, stainless steel extractor fan, stainless steel inset sink with mixer tap, integrated Neff dishwasher, kitchen island with breakfast bar seating area, double sided wood burning stove in brick surround, ceiling spotlights, tiled splashbacks and engineered wood flooring. The dining area has a radiator, under stair cupboard and door to front hallway.

### SITTING ROOM (13.08 x 13.07 ft)

A well proportioned sitting room with radiator and brick chimney detail with quarry hearth (out of service).

### ENTRANCE HALL

With composite door entering to a wide stairwell with stairs to first floor landing.

### LANDING

with loft hatch and radiator.

### BEDROOM ONE (13.11 x 14.01 ft)

A spacious double bedroom with storage cupboard, radiator and original ornamental fire insert and surround.

### BEDROOM TWO (13.10 x 13.11 ft)

A double bedroom with radiator, original ornamental fire insert with surround and views over open countryside.

### BATHROOM

A very spacious three piece suite comprising of low flush WC, traditional ceramic pedestal, P-shaped acrylic bath with screen and mixer shower with rainfall head, chrome traditional towel rail, radiator, cupboard housing the water cylinder tank, tiled splashbacks and engineered wooden flooring.

### BEDROOM THREE (9.07 x 9.11 ft)

A double bedroom with radiator.

### BEDROOM FOUR (13.11 x 14.05 ft)

Another spacious double bedroom with radiator.

### OUTSIDE

To the rear there is a large patio area with space for table and chairs enclosed by fencing. Oil tanker to rear of the property. Parking is located to the left hand side the property on the hardstanding area and there is parking for 2 cars. There is a garden that surrounds the property enclosed by fencing and hedging.

### IMPORTANT TENANCY INFORMATION

PLEASE NOTE : The prospective tenant(s) must be sympathetic to a rural way of life as the property is located within the boundaries of a working livestock farm and as such farm machinery will be operating within the vicinity.

UTILITY USEAGE : Water is included within the rent of £1,495 PCM. Please note that during the winter months and lambing season there is a small office used on a daily basis. The power for this small office/kitchen is drawn from the supply at Top Farm House.

The Property Is UNFURNISHED to include carpets and some curtains only.

Council Tax : Chamwood Borough Council : Band E.

Deposit : £1,725

Term : A six month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, water and private drainage (to be emptied annually at tenants expense) and oil fired heating. Any remaining oil must be purchased prior to the commencement of the tenancy at the rate it was initially purchased at.

EPC : Band E.

INTERNET : ADSL Broadband Available.

ONE SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional carpet cleaning clause and damage rectification clause will be added to the tenancy agreement. The dog must not be left alone in the garden as the gardens are not dog proof and given the working nature of the farm with other dogs nearby and lambs owners must be responsible with their dog.

### DISCLAIMER

#### TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to A£50,000).

Initial monthly rent



## TERMS

<b>RENT:</b>	£1,495 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,725
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band E
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band E. Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
<b>REDRESS:</b>	Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	