



National
Trust

To Let

**The Old School House, Main Street, Calke, Derbyshire, LE65 1RR
£1500 per calendar month**



A Grade II listed detached 4 bedroom property situated in the sought after rural hamlet of Calke, Derbyshire with gardens, outbuildings, off road parking and views over the National Trust's Calke Abbey Estate.

Available soon – property currently under refurbishment

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www.nationaltrust.org.uk/tenants

www.nationaltrust.org.uk/rightmove

President: HRH The Prince of Wales

Chair: Tim Parker

Director-General: Hilary McGrady

Registered office:

Heelis, Kemble Drive, Swindon

Wiltshire SN2 2NA

Registered charity number 205846

The Location

Calke village is located approximately 8 miles south of Derby, 2.5 miles south-west of Melbourne and 3.5 miles north-east of Ashby de la Zouch, all of which provide a good range of services and facilities. The nearby village of Ticknall has a post office/shop, three public houses and a primary school and also has the benefit of Calke Abbey and its grounds on the doorstep.

The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and could not deliver its core objectives without the support of its thousands of tenants and volunteers.

This property is part of the Calke Abbey Estate, which came to the Trust in 1985 and is renowned for its state of dramatic decline and hidden treasures.

Further information about Calke Abbey and other local National Trust properties together with volunteering opportunities can be found by visiting our website <http://www.nationaltrust.org.uk/calke-abbey> or by telephoning 01332 863822

The Property

A detached character cottage in Calke Village, set in its own grounds with mature gardens and views over Calke Abbey Estate. The cottage retains traditional features such as original water pump and sink and decorative fireplaces.

Ground Floor

Entrance Porch	Wrought iron porch to glass panelled hardwood door leading into Hallway.
Hallway	Hallway leading off to Reception Room 1 on the left & Reception Room 2 on the right and follow on through to the Dining Room. To the left of the stairs is a wall with coat hooks.
Reception Room 1	Freshly decorated, carpeted floor. Window to the front elevation and hardwood exterior door with small glass panels to side elevation. Fireplace with log burner, brick surround and wooden over mantle.
Reception Room 2	Freshly decorated, carpeted floor. Window to the front elevation. Fireplace with brick.
Dining Room	With wooden floor, stove and window to rear elevation. Doors lead off to the Rear Lobby and Hallway. Various integral wall cupboards and shelving providing storage.
Rear Lobby	Featuring original water pump and sink. Hardwood exterior door with glass panel leading to the rear of the property.
Kitchen	Door leading off utility. With windows to front and rear. The kitchen comprises a range of cream base and wall units, incorporating sink & drainer and extractor fan. With space for a cooker. There are no white goods included in the property letting. Wooden flooring. Original feature fireplace.
Utility	With range of wooden units incorporating space for a fridge freezer and plumbing for washing machine. Wooden floor. Small internal window looking through to Rear Lobby.
Washroom & WC	With low-level WC, sink and glass shower cubicle. Windows to the side of the property and wooden floor.
From the Hallway	Balustrade stairs leading to:-

First Floor

Stairs and Landing	With window to the side elevation. The stairs, landing and four bedrooms are all carpeted. There is a small area between the bathroom and fourth bedroom which could also be utilised together with a tall landing cupboard and shelving.
Bedroom 1	With feature fireplace and surround and windows to the side and front of the property.
Bedroom 2	With feature fireplace, surround and over mantle and window to the front of the property.
Bedroom 3	With feature fireplace, surround and over mantle. Window to the side of the property.
Bedroom 4	With feature fireplace, surround and over mantle. Window to the rear of the property.
Bathroom	With white three piece suite and shower cubicle. Window to the rear of the property and wooden floor. Heated towel rail. Airing cupboard housing hot water cylinder.

General Information

The property is a Grade II listed building and is heated by way of an LPG central heating system. It should be noted that there is no access to the loft spaces in the property. The feature fireplaces in the upstairs rooms are decorative only and are not intended for use as open fires.

Outside

Adjacent to the property there is a traditional range of outbuildings and a large wooden garage. The garden is wrapped around the side and rear of the property and is mainly laid to lawn with a variety of mature shrubs and trees. A wooden decked area overlooks the house and garden. There is parking for 2 - 3 vehicles.

Services

Mains electricity, telephone and water. Sewage is served through a reed bed system.

Outgoings and Council Tax

The tenant is to pay Council Tax, and all other outgoing relating to the property. The property is in Band F for Council Tax and is payable to South Derbyshire District Council. Charge for 2021/22 period £2703.86.

Energy Performance Certificate

An Energy Performance Exemption Certificate will be available for this property in accordance with the Energy Performance of Buildings Regulations

The Tenancy Term

The property is available to let under an Assured Shorthold Tenancy for an initial term of 6 months, after which there could be an opportunity for the term to be extended.

Rent

The prospective tenant is asked to pay £1500 per calendar month.

The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

Rent reviews

The National Trust carries out rent reviews of the property every two years to open market value.

Insurance

The National Trust will be responsible for insuring the building but the Tenant will be responsible for insuring the contents.

Repairing
Responsibilities
(Summary)

The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration.

The Tenant will be responsible for internal repairs and decoration, garden, fences, drives, the cost of servicing appliances. The tenant will be responsible for ensuring that the septic tank is emptied as necessary.

Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets

Are permitted at this property. Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

Viewings and Further Information

Viewings

Viewings strictly by appointment only

Contact: Sarah Brownridge, Lettings Officer 07970 558854

Email: sarah.brownridge@nationaltrust.org.uk

For further information about being a National Trust tenant, visit
www.nationaltrust.org.uk/tenants

Note

These particulars are issued for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair summary of the property.

Any description or information given should not be relied upon as a statement or representation of fact.

Photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are only approximate.

Prospective applicants must satisfy themselves by inspection as to these and other relevant details.

The National Trust reserves the right of not having to accept any offer received for this property.