



National
Trust

Yorkshire – Beningbrough Hall

To let

Garden House, Beningbrough Hall, York, YO30



A beautiful, detached country property located in the heart of the National Trust's Beningbrough Hall Estate. This charming property boasts three double bedrooms, well-proportioned rooms with high ceilings throughout, a number of period features and a generous south facing private garden. They don't make houses like this anymore!

£1,695 PCM. Available from June.

The Location

Nestled between the villages of Newton-on-Ouse and Beningbrough just to the north of York, the Beningbrough Hall Estate is within easy commuting distance of York, Leeds and beyond via nearby trunk roads and dual carriageways.

Garden House is located right in the center of the estate and will originally have been occupied by a member of estate staff. Despite the feeling of seclusion the property is within the catchment for several schools, there are pubs and other amenities in nearby villages and the City of York is a 20-minute drive away

The postcode for sat-nav systems is YO30 1DD. Please note that there is a toll bridge between Beningbrough and the A59.

What 3 words location: <https://w3w.co/storming.uniform.circular>

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 it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

This property is part of the Beningbrough Hall Estate and was acquired by the Trust in 1958. The Hall and Gardens were originally built for Sir John Bouchier by William Thornton in 1716. It is currently host to a number of interesting exhibitions and artworks and is undergoing an exciting long term garden project.

As a tenant of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your tenancy. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

The Property

<u>Ground Floor</u>	
Entrance porch and inner hallway	(approx. 2.5m x 2.9m) Single radiator and storage for shoes and coats.
Right through to:	
Utility/Store Room	(approx. 2.7m x 4.8m) Plumbing for a washing machine and work surface space.
Store Room	(approx. 2.7m x 4.8m) Further extension to the utility room incorporating a traditional (non-working) laundry cauldron.
Left through to:	
Kitchen	(approx. 5.5m x 3.1m) Single drainer stainless steel sink with a range of base and wall units. 4 x double and 3 x single electric sockets. 2 x radiator. Space and plumbing for oven and washing machine/dishwasher.
Walk-in-Pantry	(approx. 1.5m x 3.0m) Shelved on two sides providing a large amount of storage space.
Reception Room 1	(approx. 3.8m x 3.9m) 3 x double electric sockets, T.V. aerial point, telephone socket and a double radiator. Open fire.
Reception Room 2	(approx. 4.7m x 3.9m) 3 x double electric sockets, large radiator and feature fireplace. Wood burning stove.
Reception Room 3	(approx. 2.5m x 2.2m) 2 x double sockets and a single radiator.
<u>First Floor</u>	
Bathroom	White suite comprising of bath with shower over, WC, wash hand basin, towel rail. Laminate flooring.
Bedroom 1	(approx. 4.2m x 4.4m) 3 x double electric sockets, a single radiator and two built in storage cupboards. Views over garden.
Bedroom 2	(approx. 4.0 m x 3.1m) 3 x double electric sockets, a single radiator and a small built in storage cupboard. Views over garden.
Bedroom 3	(approx. 4.3m x 2.5m) 2 x double electric sockets and a single radiator.
Hallway cupboard	(approx. 1.5m x 1.5m) Shelving on two sides and a loft access point.
<u>Outside</u>	A large, enclosed south facing walled garden to the front of the property, mainly set to lawn. The property also benefits from 2 parking spaces within the nearby car park.

<u>Outgoings and Services</u>	<p>Electricity and water are mains connected. Hot water and heat are provided from the Trust's biomass boiler system – a heat meter is installed and a quarterly charge will be made based on the cost of heat used.</p> <p>TV and Internet connection must be organised by the tenant.</p> <p>The tenant is responsible for all outgoing relating to the property.</p>
<u>Council Tax</u>	The tenant is to pay Council Tax. The property is in Band F for Council Tax which is payable to North Yorkshire Council.
<u>Energy Performance Certificate</u>	An Energy Performance Certificate will be available for this property in accordance with the Energy Performance of Buildings Regulations.
The Tenancy	
<u>Term</u>	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.
<u>Rent</u>	The prospective tenant is asked to make an offer in excess of £1,695 per calendar month for the rental of this property, The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.
<u>Rent reviews</u>	The National Trust carries out rent reviews of the property every two years to open market value.
<u>Deposit</u>	The Tenant will not be required to pay a deposit or a holding deposit.
<u>Insurance</u>	The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents.
<u>Repairing Responsibilities (Summary)</u>	<p>The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services and external decoration.</p> <p>The Tenant will be responsible for internal repairs and decoration of the property and maintaining the garden.</p>
<u>Tenants Items</u>	Tenants are to provide their own white goods.
<u>Sub Letting</u>	<p>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.</p> <p>Please note that the Trust will not consider offers from those looking to utilize the property as a holiday cottage.</p>
<u>Pets</u>	Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

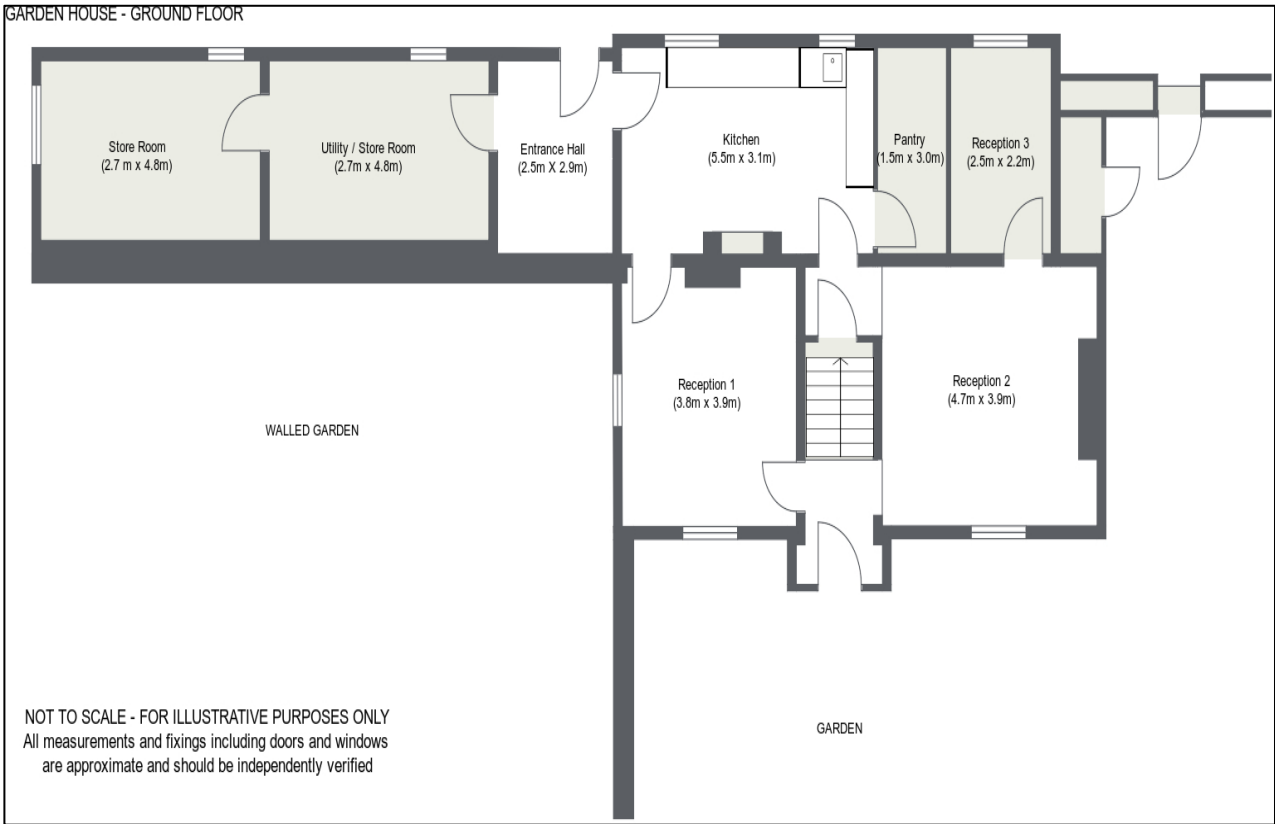




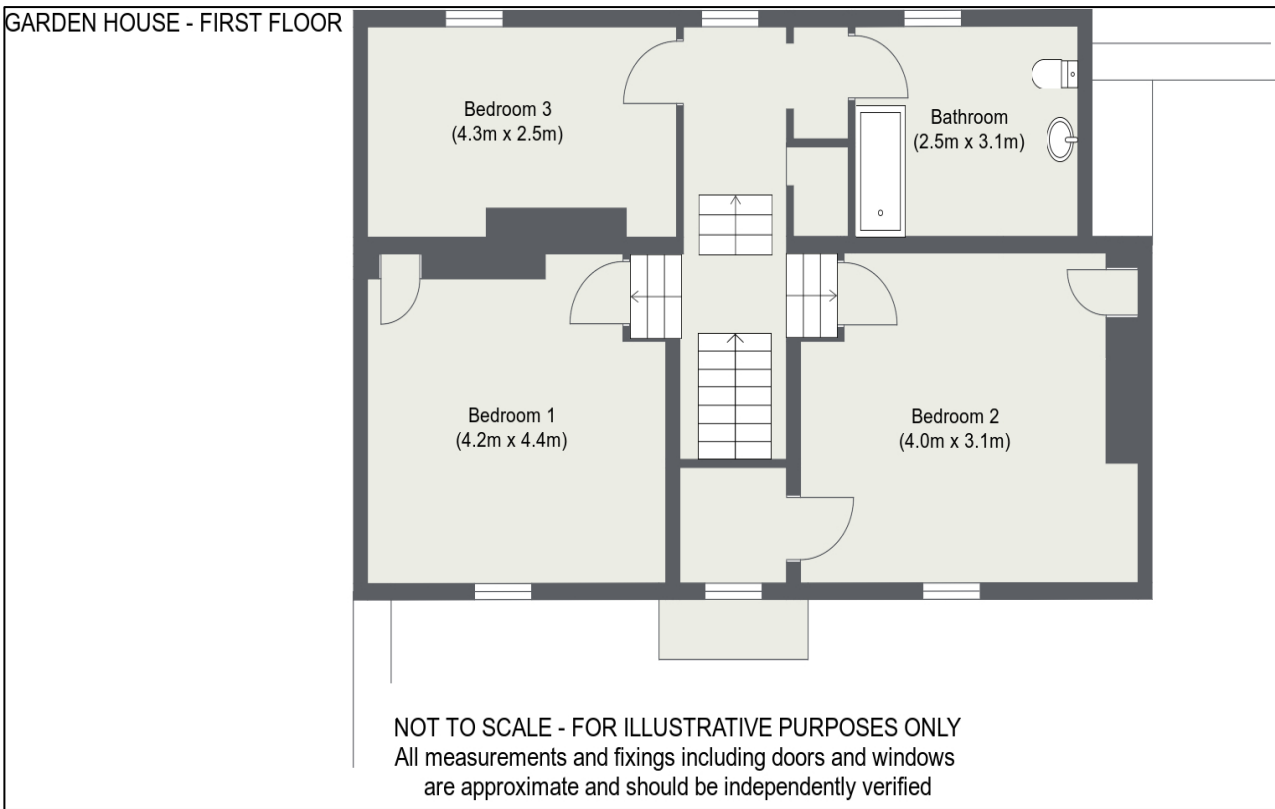
Photos taken March 2024

Floor Plans

GARDEN HOUSE - GROUND FLOOR



GARDEN HOUSE - FIRST FLOOR



Viewings and Further Information

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

<u>Viewings</u>	<u>Viewings strictly by appointment only.</u> Contact Nicola Bateson on 07484 547 000 or nicola.bateson@nationaltrust.org.uk for more information.
<u>Contact</u>	Yorkshire Regional office Goddards, 27 Tadcaster Road, Dringhouses, York YO24 1GG
<u>GDPR</u>	<p>Our full Privacy Policy can be found online at https://www.nationaltrust.org.uk/features/privacy-policy</p> <p>As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.</p>

Tenant Fees Act 2019

National Trust Permitted Payments Schedule

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, <i>we do not</i> currently take deposits or holding deposits for our residential lettings.
The Rent	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
Utilities (Water, Gas, Electricity, Septic Tank).	<p>Tenant/s will be responsible for the payment of Utilities. Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s.</p> <p>In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.</p>
Council Tax	Tenant/s will be responsible for the payment of council tax. Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.
Telecoms/Broadband	<p>Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband. The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.</p>
Fee for Variation of Tenancy	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	<p>Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences.</p> <p>The costs charged will not exceed the loss or reasonable costs incurred by the Trust.</p>
Default Charges	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019