



National
Trust

London & South East

To Let

Swan Barn Cottage, Collards Lane,
Haslemere, Surrey, GU27 2HU

£2250 calendar month



Swan Barn Cottage is located on Collards Lane in Haslemere, Surrey. This charming newly renovated 2 bedroom cottage is part of Swan Barn Farm, managed by the National Trust. The cottage is just a short walk from Haslemere's charming high street. Haslemere is a picturesque and historic town located in the foothills of the South Downs, surrounded by lush woodlands, rolling hills, and charming countryside. Enjoy the breathtaking landscapes, rich heritage, and vibrant community spirit that make Haslemere a truly special place to call home.

The property is unfurnished. Pets will be considered and can be discussed on application.

For further information and to arrange a viewing, please contact Helen Gee (Lettings Officer)
Email: helen.gee@nationaltrust.org.uk.

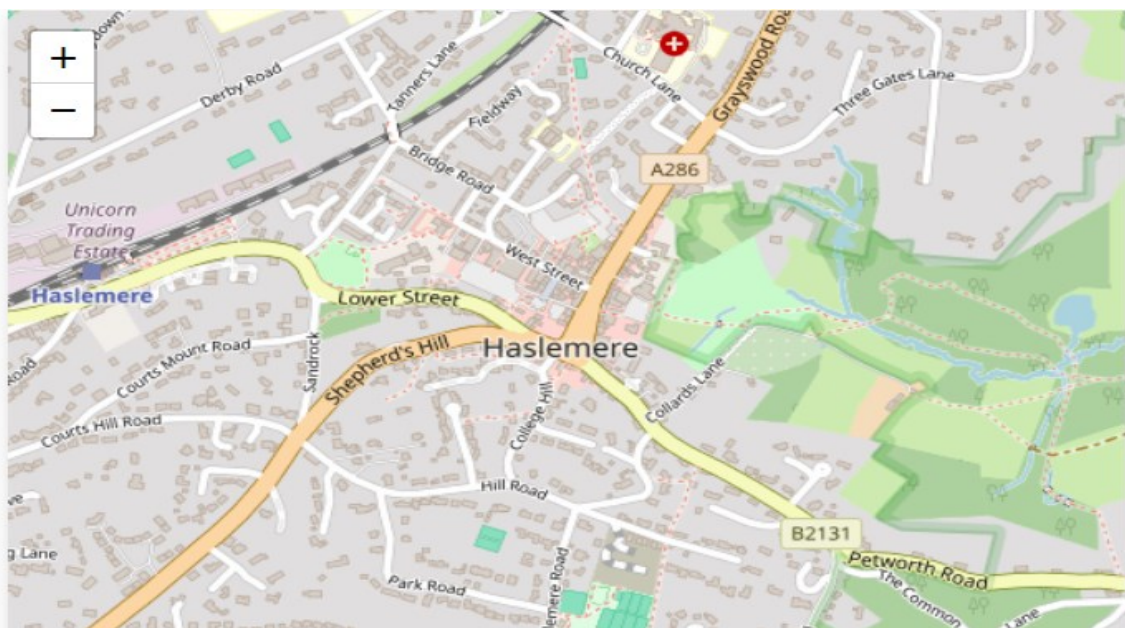






The Location

Swan Barn Cottage is part of Swan Barn Farm, a charming rural retreat managed by the National Trust. Nestled just behind Haslemere's bustling high street, it offers a peaceful escape into nature.



Directions

From Winchester:

Winchester to Collards Lane, Haslemere:

start by heading southeast on the A272 and continue for about 20 miles. Merge onto the A3 towards Guildford/Portsmouth, then take the exit towards Haslemere and follow the signs. Finally, turn right onto Collards Lane.

To get to Collards Lane, Haslemere from London, start by heading southwest on the A3 and continue for about 40 miles. Take the exit towards Haslemere and follow the signs, then turn right onto Collards Lane.

Sat Nav users should use the postcode: GU27 2HU

For users of What3Words please use: random.depravity.badminton

The National Trust

Swan Barn Cottage is a detached 2 bedroom cottage located within walking distance of Haslemere town centre and a mainline train station with direct links to London. Haslemere is a historic charming market town located in the very south of Surrey. Surrounded by stunning countryside and is regarded as one of the gems of the Surrey Hills National Landscape.

About Swan Barn Farm

The hidden gem of Swan Barn Farm nestles behind Haslemere's bustling high street. It is the gateway to some of Surrey and Sussex's finest countryside.

You can enjoy a picnic and catch a glimpse of views down into pastures cloaked by a wooded valley. For keen walkers there are three major walks nearby. The first is the 64-mile-long Serpent Trail, which starts here. It was designed to showcase some of the finest views and breathtaking countryside in the south east. The footpaths also link to the nearby Sussex Border Path and Greensand Way.

Swan Barn Farm has a specially designed eco-house called Speckled Wood which was built with locally sourced, sustainable wood from the Black Down Estate. Next to it is Hunter Basecamp, which is used for a variety of events and volunteer activities.

Important info: The buildings are not open to visitors but you're welcome to view them from the outside from the public footpath and the orchard.

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.

The successful tenant will receive Tenant-Custodian membership of the National Trust which entitles them to free access to Trust properties across England and Wales.

The Property

Entrance Hall

Light and bright hall leading through to kitchen and reception rooms. Cloakroom and WC.

Traditional column radiators and new carpets throughout.

Living Room

Triple aspect room with fireplace and new wood burner. French doors out to the large landscaped patio area and large garden beyond.

Reception / Dining Room

Views out and across to the beautiful garden, fireplace with new wood burner.

Kitchen

New fitted kitchen with space for freestanding cooker, washing machine and free-standing fridge/freezer. Please note that no appliances are provided with the property.

First Floor

Spacious light landing with built in cupboard storage

Bedroom 1

Beautiful triple aspect large double bedroom with views to the garden and to the front

Bedroom 2

Good sized double bedroom, fabulous views out across the garden at the rear to front and feature fireplace

Bathroom

New bathroom suite with over-bath shower

Outside

Beautifully landscaped patio / garden terrace area accessed at the rear of the property or side access via secure side gate and gated drive/hard standing. Steps lead down from the patio to the main garden beyond with a selection of established trees/shrubs/planting. There is an outside tap and electric sockets. There is a hard standing at the side of the property and with a new combination gate

for vehicle parking and pedestrian access. There is ample parking with driveway parking in front for two cars.

Services

The property benefits from mains gas, electricity and water and benefits from a recently installed sewage treatment plant

Outgoings & Council Tax

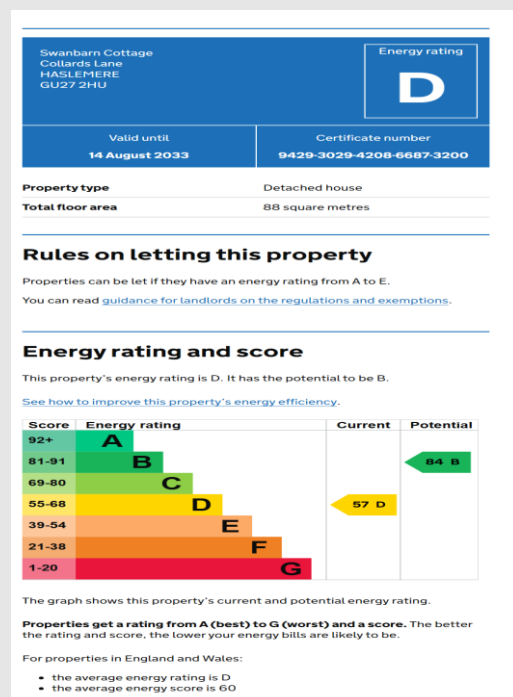
The tenant is to pay Council Tax and all other outgoing relating to the property. Swan Barn Cottage is Tax Band F and the standard charge for 2025/26 payable to Waverley Borough Council is £3547.61, we advise tenants to please check the website for current charges.

EPC

An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations

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The Tenancy

Term

The property is available to let under an Assured Shorthold Tenancy for an initial term of 6 or 12 months, after which there could be an opportunity for the term to be extended.

Rent

The prospective tenant is asked to **pay £2250** 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.

Deposit

The Tenant will not be required to pay a deposit or a holding deposit.

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, and the cost of servicing appliances.

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

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

National Trust tenants

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.

We're keen to build long-lasting tenant-landlord relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

Viewings and Further Information

Viewings: By appointment only.

Contact the Lettings Officer Helen Gee for more information, or to arrange a viewing.

helen.gee@nationaltrust.org.uk

GDPR

Our full Privacy Policy can be found online at <https://www.nationaltrust.org.uk/features/privacy-policy>

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.

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

Tenant Fees Act 2019 – National Trust Permitted Payments Schedule – 1st June 2019

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, we do not 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.</p> <p>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	<p>Tenant/s will be responsible for the payment of council tax.</p> <p>Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.</p>
Telecoms/Broadband	<p>Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband.</p> <p>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