



# National Trust (Surrey Hills)

Warren Farm Barns, Headley Lane, Mickleham, Dorking, Surrey, RH5 6DG

## **Leith Hill Place Farmhouse** **Leith Hill Lane, Leith Hill, Dorking RH5 6LY** **5 Bedroom Detached Farmhouse – £4,500 pcm U/F**



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### **The Location**

Leith Hill Place Farmhouse is a detached five bedroom property and is the largest residential property in the Surrey Hills Let Estate portfolio. It was part of the Leith Hill Place Estate (421 acres) which was a former 'Gentleman's Estate' built up from the late 17th Century. It was given to The National Trust in 1944 by the composer Dr Ralph Vaughan Williams.

This character property comprises –

**Front door leading to Entrance Porch Entrance Hallway with red quarry tiled flooring** leading to:

**Cloakroom** with red quarry tiled flooring, WC, wash hand basin with vanity mirror, cubicle shower & under stairs storage cupboard which also house the electric meter.

**Drawing Room** – Triple aspect with views over rear garden and out to the South Downs. Window Ledge seats, ornamental shutters, fireplace with wood burning stove, wall lights.

**Dining Hall** with Inglenook fireplace (non working) with spit racks above, beamed ceiling, herringbone Parquet wood flooring and wall lights. Views to ornamental pond.

**Kitchen – fitted kitchen** with a range cream wall and floor mounted units above and below quartz work tops. White porcelain sink unit and drainer. Space for 1000mm range cooker, Stainless steel cooker hood, space for dishwasher and space for 'American Style' fridge/freezer. Flagstone style flooring. Wooden trap door to cellar which houses the boiler and hot water cylinder.

Door opening to **Family Room** with views to rear garden. Door leading to wooden stairway which leads to a patio in the rear garden. Door from Family Room/Breakfast Room leading to Dining Room.

**Utility Room – off Kitchen** with a range of cream wall and floor mounted units above and below worktops, stainless steel sink unit, herringbone 'Parquet' wood flooring. Space for washing machine and space for tumble dryer.

**Stairs from Hallway to first floor Landing.**

**Master Bedroom** – Large double with views over rear garden and to South Downs

**En-suite shower room (Jack & Jill doors)** – fitted with large cubicle shower, W.C., wash hand basin with vanity mirror and shaver light.

**Bedroom 2** – Double with fitted wardrobes with hanging rails and shelving.

**Bedroom 3** – Double Size with views over rear garden and to South Downs.

**Airing cupboard** on landing with shelving. Door on landing leading to second floor to:

**Bedroom 4** – Double Size      **Bedroom 5** – Double Size

**Family Bathroom** – fitted bathroom comprising white suite with 'P' shaped bath & shower over, pedestal wash hand basin with vanity mirror over & wc.

**Garden:** Sloping garden laid to lawn with mature trees, well stocked borders with plants and shrubs. Crazy paved patio area, steps leading round to ornamental pond stocked with lilies and reeds. There are views across to the South Downs. There is also a garden shed.

**NB** The property is located next to one of our National Trust Rangers bases and there is a small car park which is used by some of our National Trust volunteers who go out to help with our Rangers once or twice a week

**Parking:** Private car parking in a four bay car port adjoining the house.

**EPC:** Available upon request

**Heating:** Oil Central Heating.

**Rent:** £4,500 pcm

**Deposit:** No Deposit

**Terms:** One month's rent in advance.

**Available:** Now

**Council Tax:** Band G

**Utilities:** To be paid by tenant

**Conditions:** No Smokers

**Pets:** Considered

**Please note:** Secondary Glazing is installed in the house but **NOT** downstairs as the style of the windows do not allow for this.

For further information about being a National Trust tenant visit: [www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

**Viewings:** Strictly by appointment with the National Trust. Contact Roger on 07500 951369 or [roger.grunsell@nationaltrust.org.uk](mailto:roger.grunsell@nationaltrust.org.uk)

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.

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|---|---|
| <b>Services</b>                             |   |
| <b>Outgoings &amp; Council Tax</b>          | The tenant is to pay Council Tax, and all other outgoings relating to the property.   |
| <b>Energy Performance Certificate</b>       | An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.  |
| <b>Tenancy Term</b>                         | 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 on a Periodic Basis – month by month  |
| <b>Rent</b>                                 | The prospective tenant is asked to [tender a rent with offers in the region of £4,500 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.                    |
| <b>Rent reviews</b>                         | National Trust carries out rent reviews of the property every two years to open market value.   |
| <b>Insurance</b>                            | National Trust will be responsible for insuring the building but the Tenant will be responsible for insuring their contents.  |
| <b>Repairing Responsibilities (Summary)</b> | The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration, emptying the septic tank, arrangement of chimney sweeping – subject to recharge, and servicing the boiler. |
| <b>Sub Letting</b>                          | 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.   |
| <b>Pets</b>                                 | Tenants must seek the landlord's permission to keep any pets at the property.   |
| <b>Further Information</b>                  | visit <a href="http://www.nationaltrust.org.uk/tenants">www.nationaltrust.org.uk/tenants</a>  |
| <b>Viewings</b>                             | <b>Viewings strictly by appointment. (Monday – Friday 9.00am to 5.00 pm)</b>  |
| <b>Contact</b>                              | Lettings Officer Roger Grunsell on 07500 951369.  |

#### **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.

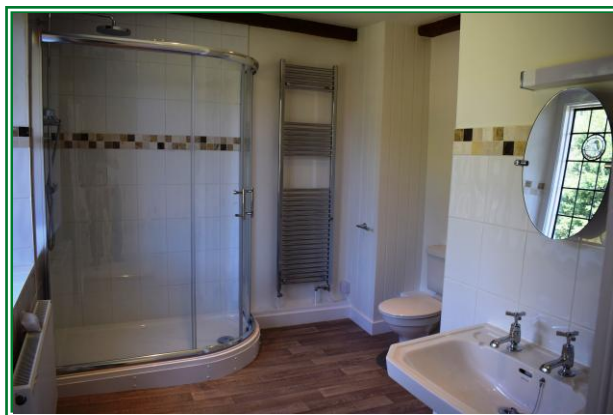
Prospective applicants must satisfy themselves by inspection as to these and other relevant details.

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

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**Tenant Fees Act 2019 - Permitted  
Payments Schedule (England)**  
Permitted Payment  
Deposits

**Notes**

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 it is payable as per the terms of the Tenancy.

**Utilities (Water, Gas, Electricity, Septic Tank).**

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.

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.

**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**

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.

**Fees 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.