



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Blow O' Er ' Em Farm , Onecote, ST13 7RG

£950 Per Calendar Month

A well presented traditional stone and tiled detached farmhouse located a picturesque rural situation just outside the village of Onecote. With UPVC double glazing throughout this property offers easy and modern living accommodation. With off road parking for a few vehicles and an enclosed lawned garden taking in countryside views. Use of some outbuildings is included together with a 1.5 acre paddock. Viewing HIGHLY Recommended.



Situation

The property is situated in a rural location on the outskirts of the pretty village of Onecote close to the market town of Leek.

Directions

From our Derby Street office take the A523 Ashbourne Road out of Leek and continue on this road round Lowe Hill bend and towards the village of Bradnop; after approximately 1.5 miles please take the left hand turning for Bradnop onto School Lane; continue on this road through the village and straight on at the cross roads; the road changes into Douse Lane, climbing the hill to reach the junction at the top of Morridge. Go straight over at this dog legged cross roads and continue along Douse lane to it's junction in the centre of Onecote. Turn left onto the B5053. The property will be found just a short way along on the right hand side after passing The Jervis Arms pubs and starting to climb out of the village; identified by our To Let board.

Accommodation Comprises

A UPVC entrance door leading into: -

Kitchen 15'0" x 10'10" (4.572 x 3.303)



Benefitting from a fully tiled floor; with UPVC double glazed windows to both front and rear aspects; the suite comprises a good range of base units with "formica" work surfaces over and tiled splash-backs; inset composite sink and drainer unit with mixer tap; built in "Prima" double electric oven; electric hob with extractor hood over; plumbing for an automatic washing machine; a range of matching wall units; radiator; electrical points; aerial point and ceiling light point.



Lounge 13'0" x 12'2" (3.965 x 3.701)



With new fully fitted carpet; UPVC double glazed window to the front aspect; a brick built fireplace with tiled hearth and wooden mantelpiece; allowing space for an electric fire if preferred; radiator; electrical points; aerial point; BT phone point; Ceiling light point in beam ceiling & smoke detector. Useful store cupboard off also houses the oil boiler.



First Floor

Enclosed staircase with fully fitted carpet and banister rail leading to: -

Landing

With fully fitted carpet; UPVC double glazed window to the rear aspect; electrical point; ceiling light point and smoke detector.

Bedroom One 12'8" x 11'9" (3.853 x 3.572)



With new fully fitted carpet; UPVC double glazed window to the front aspect; radiator; electrical points and ceiling light point.

Bedroom Two 10'8" x 9'2" (3.245 x 2.802)



With new fully fitted carpet; UPVC double glazed window to the front aspect; radiator; electrical points; ceiling light point & loft access.



Shower Room



Benefitting from a vinyl floor; with UPVC double glazed window to the rear aspect; the suite comprises an enclosed corner shower cubicle; pedestal wash hand basin; low flush W.C.; extractor fan and ceiling light point.

Outside



To the front is an enclosed walled garden mainly laid to lawn with shrub bedded borders.

Parking in the yard for a couple of vehicles.
Some outbuildings adjacent to the house only are part of the letting.
Note the other side of the yard the main shed belongs to the farmer and access should be allowed to the field.

Garden



Shippon 36'1" x 15'4" (10.986 x 4.671)



With concrete floor; tiled roof and cubicles; stable door access.

Shippon 17'8" x 11'0" (5.389 x 3.359)



With concrete floor; flat roof; sliding door access.

Log Store/Coal House 9'1" x 7'3" (2.758 x 2.199)



Of stone and tile construction with concrete floor and lighting.

Services

We believe all mains services are connected and the property is on oil fired central heating.

Viewings

By prior arrangement through the Agent.

Tenancy Charges

Tenancy Application Fee: £50 per applicant payable at the time of applying. Please note that this charge does not secure the property to you and you should not consider the application successful until you are specifically informed that it is by ourselves. Until this point the property will remain available and viewings will continue to take place.

Tenancy Administration Fee: £60 is payable upon successful application to cover the administration costs involved in tenancy set up. This fee along with the specified deposit are to be paid within 7 working days of successful application.

Tenancy Check Out Fee: £100 including VAT

Deposit

Is typically equal to one month rent plus £100.00 but may vary. This will be held by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

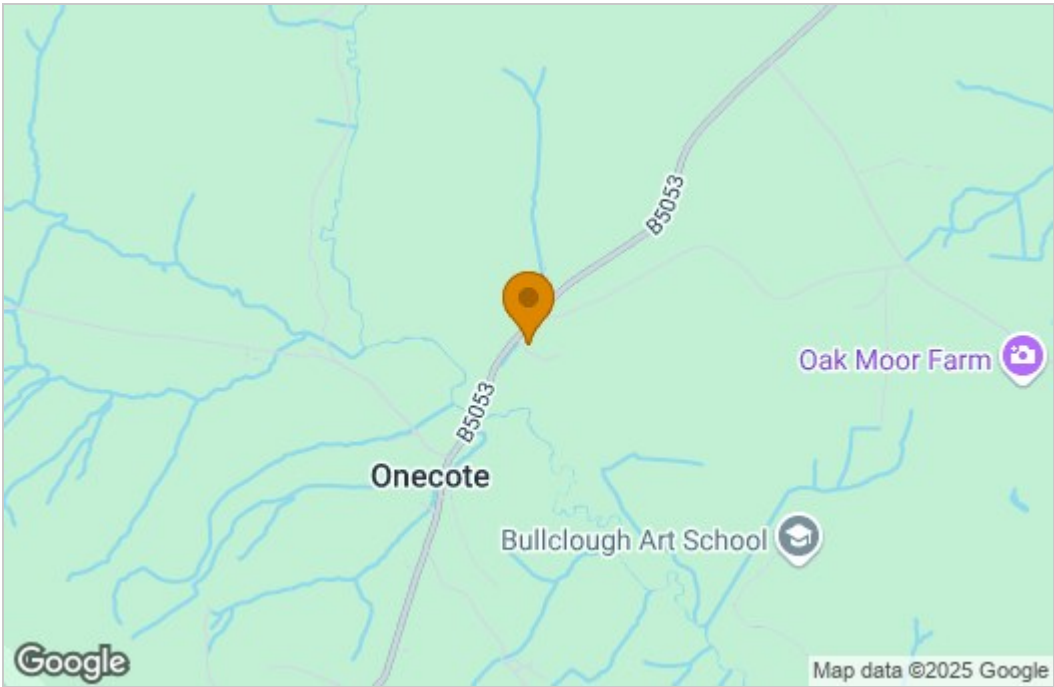
Wayleaves

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

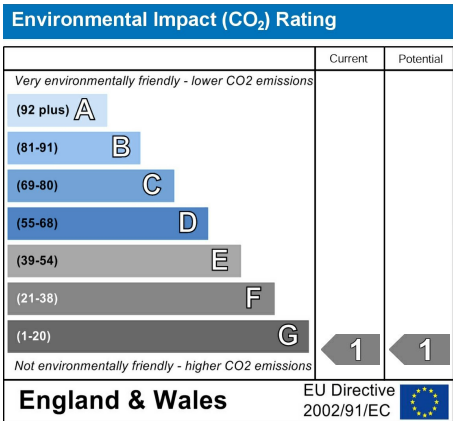
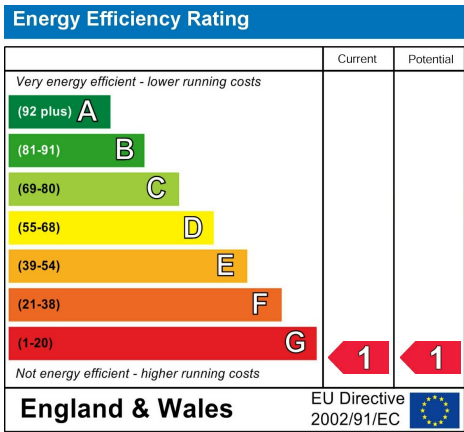
Websites

www.grahamwatkins.co.uk; www.rightmove.co.uk;
www.zoopla.co.uk; www.primelocation.co.uk;
www.onthemarket.com

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.