

## Woodside Cottage Welford Road, Naseby, NN6 6DP



### £3,000 Per Month

A rare opportunity to rent a substantial and charming detached family home, with wraparound gardens of approximately one acre, and situated in the most rural of areas in the ground of Naseby Hall. The property has a double garage and three stables and extra paddock land could be made available if required.

The property has an oil fired central heating system and double glazing, and the accommodation briefly comprises: Reception hall, cloakroom/WC, 25'0" x 17'0" kitchen/family room, lounge/diner, study, utility room, landing, five double bedrooms, en-suite and family bathroom.

The grounds are a particular feature, being laid mainly to lawn with mature trees and multi vehicle parking, and surrounded by open countryside.

The property is offered unfurnished and will be available from June 2025.

*Service without compromise*

**Entrance Hall 16'0" x 9'4" (4.88m x 2.84m)**



Accessed via timber front door. Wood laminate flooring. Stairs rising to first floor. Double-glazed window to front elevation. Radiator. Two wall lights. Under-stairs storage cupboard. Doors to rooms.

**Cloakroom / WC**

Low-level WC and wash hand basin. Complementary tiling. Wood laminate flooring. Radiator. Double-glazed window to front elevation. Door to boiler cupboard housing oil-fired central heating boiler.

**Lounge / Diner 19'3" x 15'7" (lounge area) plus 10'7" x 7'10" (di) (5.87m x 4.75m (lounge area) plus 3.23m x 2.39m (di))**



Two double-glazed windows to side aspect. Double-glazed French doors opening out to rear garden. Feature stone constructed fire surround incorporating cast iron wood burner. Fitted book shelving in recesses. Television point. Two radiators. Dado rail.

**Lounge/Diner (Photo 2)**



**Study 11'4" x 10'3" (3.45m x 3.12m)**



Double-glazed window to rear elevation. Dado rail. Telephone point. Radiator. Door to kitchen/diner.

**Kitchen / Family Room 25'8" max x 17'3" (7.82m max x 5.26m)**



Double-glazed windows to rear and side aspects. Double-glazed French doors opening out to rear garden. Fitted base and wall units. Fitted solid quartz work surfaces. Wood laminate flooring. Two fitted base ovens. Five-ring electric hob with extractor hood over. Fitted automatic dishwasher. Fitted matching island and breakfast bar. Stainless steel double sink and drainer. Glazed door to utility room.

**Kitchen/Family Room (Photo 2)**

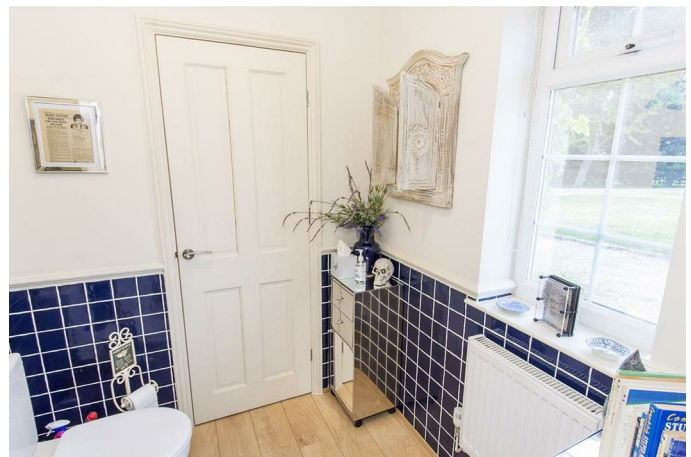


**Utility Room 8'0" x 7'2" (2.44m x 2.18m)**



Wood laminate work surfaces with complementary tiled splash-backs. Space and plumbing for automatic washing machine. Fitted base and wall units. Wood laminate flooring. Double-glazed window to rear. Door to downstairs WC.

**Downstairs WC**



Wash hand basin and low-level WC. Heated towel rail. Double-glazed Velux window.

**Inner Hall**

Double-glazed door to front. Radiator. Door to utility room.

**First Floor Landing**

Pine balustrade. Radiator. Access to loft space. Double-glazed window to front elevation. Walk-in linen cupboard. Doors to rooms.

**Bedroom One 17'4" x 11'9" plus dressing area (5.28m x 3.58m plus dressing area)**



Double-glazed windows to side and rear aspects. Radiator. Television point. Telephone point. Door to en-suite.

#### En-Suite



Panelled bath with mains shower fitment over. Wash hand basin with vanity unit below. Low-level WC. Complementary tiled flooring and walls. Heated towel. Double-glazed window with views to rear.

**Bedroom Two 15'5" x 10'9" (4.70m x 3.28m)**



Two double-glazed windows to front aspect. Double-glazed window to side. Fitted wardrobes. Radiator.

**Bedroom Three 12'4" x 8'9" (3.76m x 2.67m)**



Double-glazed windows to front and side elevations. Fitted wardrobes. Radiator.

**Bedroom Four 11'5" x 8'6" (3.48m x 2.59m)**

Double-glazed window to side elevation. Radiator.

**Bedroom Five 9'2" x 7'11" (2.79m x 2.41m)**

Double-glazed window to side elevation. Radiator.



## Bathroom



Panelled bath with mains shower fitment over. Wash hand basin with vanity unit below. Low-level WC. Wood laminate flooring. Heated towel rail. Complementary tiling. Double-glazed window.

## Front Garden



Accessed via a long private driveway through the grounds of Naseby Hall. There is a large gravelled turning circle providing multi vehicle parking with access to the double garage and with a central lawn. Access from both sides of the house to the side and rear gardens.

## Side And Rear Gardens



Directly to the rear of the property is a block paved patio area. The majority of the rest of the grounds is laid to lawn with mature trees, and surrounded by open countryside. The total plot extends to approximately one acre.

## Outbuildings



Wooden double garage with double opening doors. Three stables behind.

## Additional Information

Council tax band G

Holding deposit based on £3000 rent per calendar month amounting to £692

Damage deposit based on £3000 rent per calendar month amounting to £3461

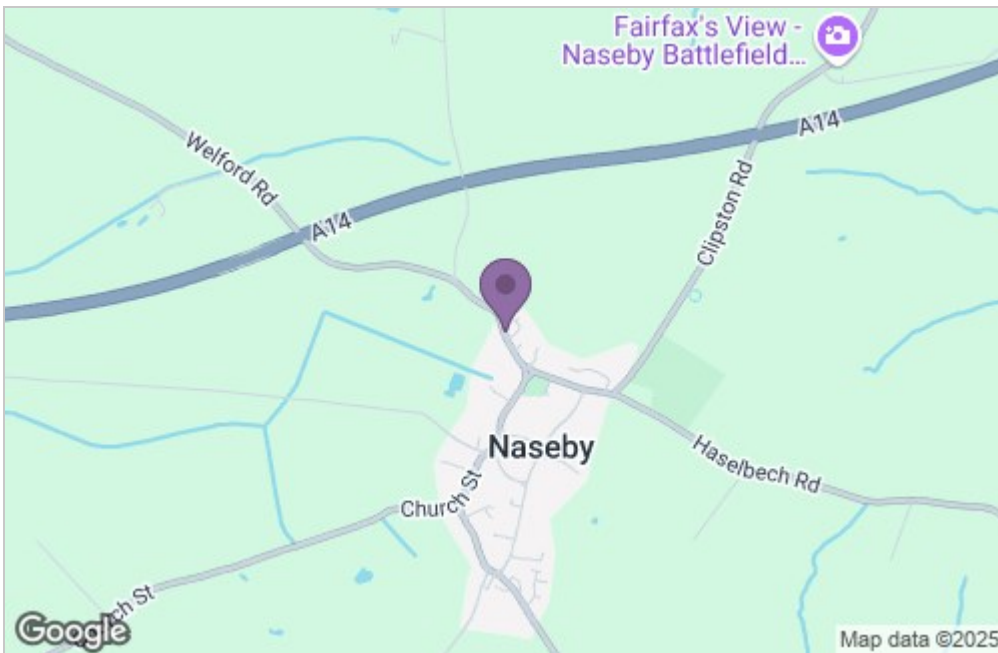
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

EPC to follow

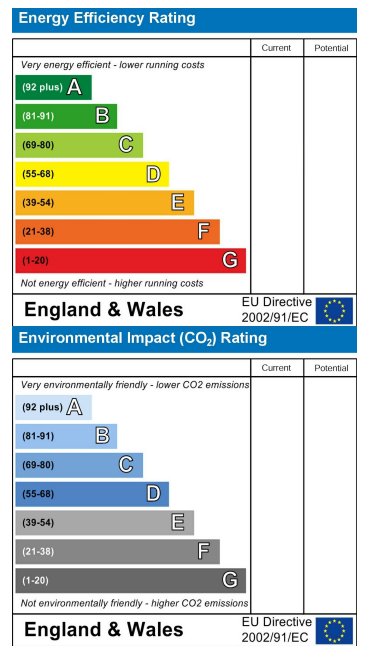
## Floor Plan



## Area Map



## Energy Efficiency Graph



*Service without compromise*