



Stock O Sitch Farmhouse

Biggin by Hlland



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Biggin Lane,
Biggin by Hulland, Ashbourne
Derbyshire
DE6 3EE



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awaiting

A two bedroom semi detached property which has been completely refurbished throughout and enjoys stunning views across neighbouring farmland and rolling countryside beyond.

The property benefits from off road parking and gardens to the side and front where the views are enjoyed

Newly installed Kitchen, Shower Room and separate WC which are all situated on the ground floor along with the Lounge and Dining Rooms. The two double bedrooms are situated on the first floor

Occupying a lovely rural location yet convenient to the A517 Ashbourne to Belper Road.

£900
per calendar month (inclusive of water)



Ashbourne Office - 01335 342201



Ashbourne@bagshaws.com



Description:

The property backs onto the lane with a canopy porch over the main door to the front which leads into the **Entrance Hall** which has been newly floored with stairs raising to the first floor level internal latch door access to Dining Room and Sitting Room with stepped access to the rear Passage where you will find the newly fitted **Shower Room** comprising double shower cubicle with shower over and vanity wash hand basin with cabinet storage beneath, and **Separate WC** having low flush WC.

The **Sitting Room (3.57m x 3.15m)** is front facing enjoying the stunning views and benefits from a feature fireplace with inset log burning stove having stone hearth and surround. Newly floored matching the Entrance Hall.

On the alternative side of the Hall is the **Dining Room (3.14m x 2.60m)** with a window also enjoying the views with a continuation of the matching flooring with open arch through to the **Kitchen (2.94m max x 2.59m max)** newly fitted with a range of matching wall drawer and base units with work surface over, inset sink, plumbing for washing machine, electric oven with electric hob and extractor hood over, under counter appliance space, window to side.



First Floor Landing is part galleried and enjoys stunning far reaching views to the front with an internal access to both bedrooms. **Bedroom One** is a front facing double bedroom enjoying the stunning views, while **Bedroom Two** is situated at the rear of the property also being large enough for a double bed.



Outside:

The driveway is to the side of the property providing off road parking with a lawned garden adjacent and where the oil tank is also situated, there is also the use of a storage shed. To the front of the property is a small hardstanding forecourt which provides a lovely seating area to enjoy the open outlook and stunning views.

Please note; that the neighbour has a right of access over the driveway to access the neighbouring property.



General Information :

Services:

Mains electricity is connected. Oil fired central heating. Mains water is connected and included in the monthly rental.

Council Tax

The tenant will be required to pay council tax to the local authority. We understand that the property is currently within Council Tax Band D.

Tenure

The property is offered on an Assured Shorthold Tenancy which will be prepared by Bagshaws LLP on behalf of the Landlord for an initial period of 6 months.

Fixtures and Fittings

Only those fixtures and fittings mentioned in these sales particulars and the schedule of condition of the property and its contents (fixtures, equipment and effects) will be included in this letting.

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire, DE4 3NN
T: 01629 761100

Expenses

The tenant shall be required to meet all expenses for council tax, electricity, fuel, drainage, contents insurance, television licence and telephone charges.

Deposit

A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

Application

Applications for the tenancy of this property must be in writing to Bagshaws LLP and on the prescribed 'Application for Tenancy form'.

References

References through HomeLet will be applied for by Bagshaws LLP.

Proof of ID

In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

Viewing

Strictly by appointment only through Bagshaws Ashbourne office on 01335 342201 or Ashbourne@bagshaws.com

Agents Note

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.

In order to comply with anti-money laundering regulations we ask that prospective tenants provide proof of identity and residence. Please bring your passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill.



Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH

T : 01629 812777

E : Bakewell@bagshaws.com

www.bagshaws.com

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Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
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