To Let
£1,700 per calendar month

5 Trust Cottages

Ringshall, HP4 1NF

The National Trust as a landlord

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 could not deliver its core objectives without the support of its thousands of tenants.



Charming 3 bed semi- detached cottage in stunning countryside setting within the National Trust Ashridge Estate

The cottage is set in an inspiring location within the spectacular National Trust Ashridge Estate. The Estate comprises over 5000 acres of diverse, wildliferich countryside within the Chilterns Area of Outstanding Natural Beauty, yet is within 30 miles of central London. The charming village of Little Gaddesden is a short walk from the cottage. Tring mainline railway station is approximately 5 miles away.

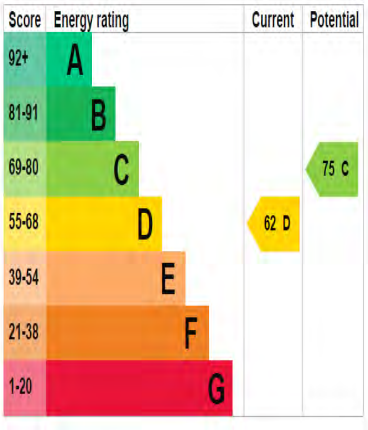
Viewing day on Thursday 3rd December 2026 by appointment only.

Please contact Molly Harrall at Molly.Harrall@nationaltrust.org.uk

For further information about being a National Trust tenant, visit www.nationaltrust.org.uk/tenants

Property Description

The property has been updated throughout and offers well-presented accommodation. The ground floor comprises a fitted kitchen, WC, dining room, lounge with additional storage room. Upstairs, there three bedroom and bathroom with shower over the bath. Externally, the property benefits from a enclosed rear garden and driveway parking for several cars.



The tenant is to pay Council Tax, and all other outgoings relating to the property.

The Tenancy:

The prospective tenant is asked to pay £1,700 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.

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

The National Trust will be responsible for insuring the building but the Tenant will be responsible for insuring the contents.

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, the cost of servicing appliances.

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.



Kitchen



Lounge



Dining Room



Bedroom 1



Bedroom 2



Garden

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).	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.
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	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. The costs charged will not exceed the loss or reasonable costs incurred by the Trust.
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

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.

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

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

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.