



National
Trust

To Let

Wheathill Farmhouse

£2,400 per calendar month



An attractive detached, seven bedroom farmhouse situated on the Attingham Estate with large garden and original features

National Trust
Attingham Hub
Attingham Park
Shrewsbury
Shropshire SY4 4TP
www.nationaltrust.org.uk

Patron: His Majesty The King
Chair: René Olivieri CBE
Director-General: Hilary McGrady CBE
Midlands & East of England Regional Director : Paul Forecast
Registered office: Heelis, Kemble Drive, Swindon, Wiltshire SN2 2NA
Registered charity number 205846

For further information and to arrange a viewing please contact Jenna Dyfnallt Let Estate Officer jenna.dyfnallt@nationaltrust.org.uk

The Location

Wheathill Farmhouse is situated ideally for commuting to Birmingham being close to the M54. It is approximately 8 miles east of Shrewsbury and 8 miles west of Telford. The nearest railway station is approximately 4 miles away in Wellington, with stations also located in Shrewsbury and Telford with connections to Birmingham and London stations. Birmingham International Airport is one hour and twenty minutes away by car.

The Property

The property comprises:

Ground Floor

Entrance Lobby leading to

Dining Room (4.8 x 4.2) with open fire

Sitting Room (6.5 x 5.0) with large fireplace with wooden surround

Lounge (3.6 x 5.6) French doors overlooking the garden (no access via steps)

Kitchen (5.2 x 4.4) newly fitted kitchen, good range of kitchen units, cooker point and extractor, plumbed for dishwasher

Utility/WC (5.4 x 4.6) sink unit, storage cupboards, plumbing for washing machine and tumble dryer, water tank and boiler, toilet and wash hand basin.

Cloakroom With traditional dresser and clock unit.

Cellar Spacious cellar with traditional storage shelving

Covered passage Leading to external cloakroom

First Floor

Bedroom 1 (4.8 x 4.3)

Bedroom 2 and En-Suite (4.4 x 4.15) accompanying en-suite (4.1 x 1.7) with WC, sink, bath/shower.

Bathroom (4.4 x 1.7) With w.c., sink, bath with shower unit

Bedroom 3 (3.7 x 6.3)

Main Bathroom (6.3 x 2.9) With w.c., sink, bath, shower unit and storage cupboard.

Second Floor

Bathroom (3.2 x 1.6) With w.c., sink, bath and shower

Bedroom 4 (6.1 x 5.1)

Bedroom 5 (2.3 x 4.8)

Bedroom 6 (4.9 x 4.3)

Bedroom 7 (3.6 x 4.45)

External

Garden Lawned garden, extensive shrubberies, mature trees, fruit trees

Outside

store/WC Cloakroom leading to w.c. and sink.

<u>Term</u>	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.
<u>Rent</u>	The prospective tenant is asked to pay £2,400.00 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.
<u>Rent reviews</u>	The National Trust carries out rent reviews of the property every two years to open market value.
<u>Deposit</u>	The Tenant will not be required to pay a deposit or a holding deposit
<u>Insurance</u>	The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents.
<u>Repairing Responsibilities</u> (Summary)	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 tenant will be recharged for the emptying of the septic tank
<u>Sub Letting</u>	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.
<u>Pets</u>	Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

Viewings and Further Information

<u>Viewings</u>	<u>Viewings strictly by appointment only</u>
<u>Contact</u>	Jenna Dyfnallt – Lettings Officer: jenna.dyfnallt@nationaltrust.org.uk / 07866 062408 (email preferred)
<u>GDPR</u>	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.

For further information about being a National Trust tenant, you can visit us online at www.nationaltrust.org.uk/tenants

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, <i>we do not</i> 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 installation and 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