

To Let
£1,800 per calendar
month

Abel Heath Farmhouse

Blickling, NR11 6NN

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.



An idyllic 3-bedroom Farmhouse with Stables and Paddock.

3 bedroom Farmhouse with stables and 2 acre paddock. This fantastic rare rental opportunity is located in the much sought after location of Silvergate just outside the historic market town of Aylsham. And close to the National Trust's Blickling Estate

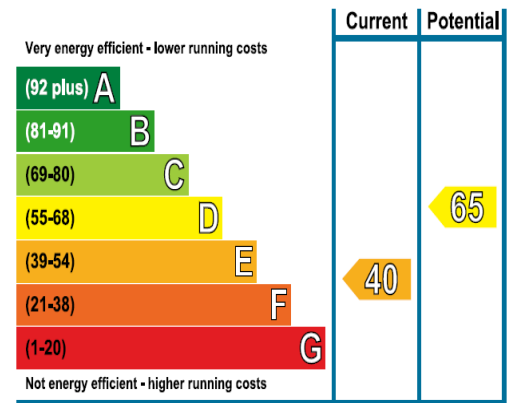
Property Description

Charming and spacious property featuring a fitted kitchen, utility room, study, and two reception rooms with wood-burning stoves. Upstairs offers three bedrooms and a family bathroom, along with ample storage in the loft and cellar.

Outside, the property boasts large front and rear gardens, generous parking, and outbuildings. It also includes a 2-acre paddock and stables, making it ideal for equestrian use or those seeking a rural lifestyle.

Viewings by appointment only. Please contact Lucy Curtis at lucy.curtis@nationaltrust.org.uk

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



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

The Tenancy:

The prospective tenant is asked to pay £1,800 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 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.

Exterior



Lounge

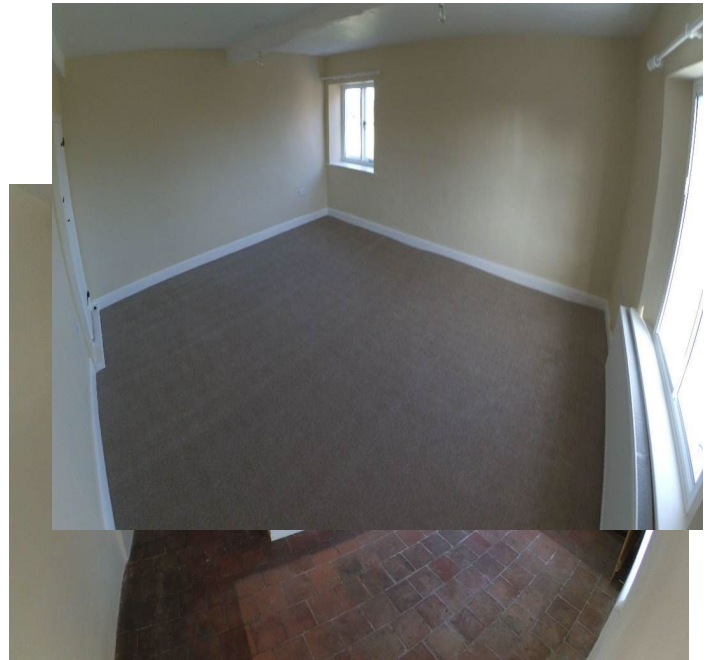
Kitchen



Dining Room



Office



Bedroom One



Bedroom Two



Bedroom Three

Tenant Fees Act 2019 - Permitted Payments Schedule (England)	
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 it is 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 value added tax (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 per annum 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, and, although these situations are uncommon, we may recharge these costs to Tenants where appropriate.
Fees for Variation of Tenancy	When requested by the Tenant/s, capped at £50 per variation, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	Where the Tenant/s does not give the correct amount of notice to end a tenancy, we may request a payment no more than the amount of rent we would have received if the Tenant/s gave the correct amount of notice.
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. We may charge reasonable costs for the loss of a key or other security device giving access to the property.

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.