



Common Bottom Farm Thorganby YO19 6DN

£2,750 Per Calendar Month

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A rare opportunity to rent a sizeable period farmhouse with a flexible living space, surrounded by open countryside, just outside of Thorganby. Offered for let on an unfurnished basis. From the central entranceway, to the left hand side arrive into the original main house consisting of a spacious kitchen dining room with ample fitted units, central island, integrated appliances including an electric AGA. Off the kitchen is a utility/boot room with separate WC and external doorway out to the driveway. Moving through the ground floor of the main house is a garden room with French doors opening onto the garden terrace; a study with wood burning stove and the larger living room. All living rooms enjoy multiple aspects over the surrounding area. Moving upstairs in the main house are three bedrooms and a house bathroom.

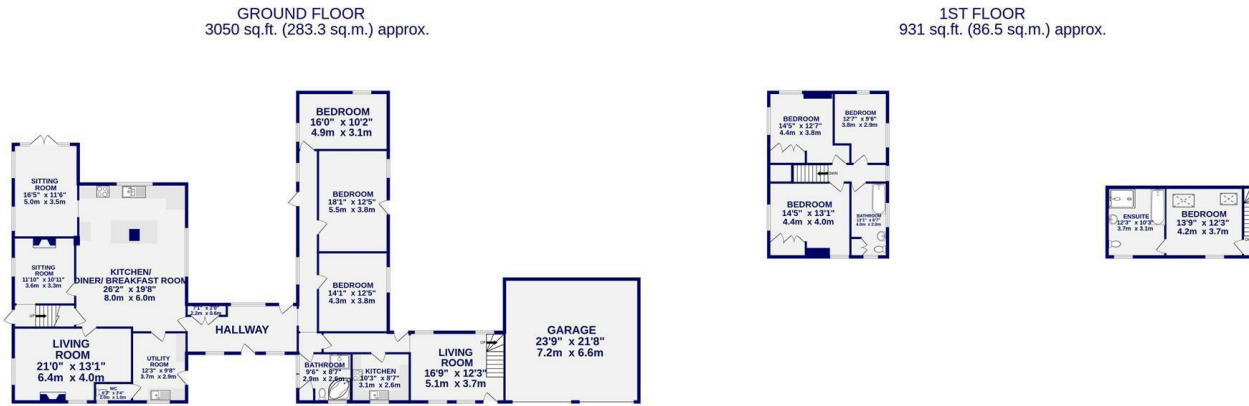
To the left of the main entrance the main house extends to three additional bedrooms/living spaces and bathroom. There is also access to an attached Annexe with kitchen, sitting room with front door out to the driveway and courtyard garden. The first floor of the Annexe houses a double bedroom and large bathroom. Both main house and Annexe work on the same heating system.

Externally the property benefits from a private driveway with ample parking, paddock adjacent to the main entrance, double garage and outbuildings, some previously used as stables. The heating system is fuelled by a biomass boiler with electric immersion back up.



Available Mid May / EPC Rating: House E, Cottage C / Council Tax Band F (plus Annexe at Council Tax Band A) - or would be exempt under class F ("Annexes forming part of, or being treated as part of, the main dwelling")

Deposit £2850



TOTAL FLOOR AREA : 3981 sq.ft. (369.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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