

Lettings



Butchers Farmhouse | Water Lane | Wiston, Nr, Steyning | West Sussex | BN44 3DW

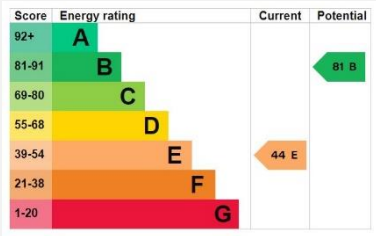
H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £2,900 - Per calendar month -



- Detached period cottage offering characterful accommodation
- EPC: E |Council Tax: G |Deposit: £3,346.00
- Four bedrooms
- Beautiful lawned gardens
- Outbuilding & parking
- Accessible rural village location
- Recently redecorated



Description

A pretty detached three/four bedroom cottage offering well presented and characterful accommodation including inglenook fireplace and exposed beams and set in a beautiful lawned garden with super views over adjacent farmland. Driveway providing off road parking for a number of cars. Outbuilding providing a fabulous outdoor entertaining space. Detached brick built garage and former stable for storage.

The adaptable accommodation comprises; entrance hall leading to modern fitted kitchen, utility room, dining room with Aga, lounge with woodburning stove and beamed ceiling, study/bedroom four with ensuite shower room, ground floor family bathroom and three double bedrooms to the first floor.

Entrance / Boot Room

Front door leading through to boot room.

Kitchen 9' 4" x 14' 2" (2.843m x 4.309m)

Fitted kitchen with a window view to the front garden of the property.

Living Room 15' 6" x 16' 11" (4.723m x 5.148m)

inglenook fireplace.

Dining Room / Family Room 15' 10" x 12' 6" (4.821m x 3.808m)

Leading from the kitchen with exposed beams

Bedroom 1 12' 8" x 17' 6" (3.862m x 5.328m)

With exposed ceiling

Bedroom Two 9' 3" x 12' 3" (2.817m x 3.723m)

fitted wardrobes



Bedroom Three 11' 4" x 10' 3" (3.452m x 3.124m)

Bedroom Four / Study 11' 10" x 9' 7" (3.611m x 2.919m)

Shower Room

Bathroom

Outside

The house sits in a lovely garden and surrounded by neighbouring farmland to the rear. Numerous outbuildings including a beautifully converted former cowshed offer great flexibility. The balance of the garden is mainly laid to lawn with a small area for growing vegetables.

Location

what 3 words///broads.tacky.champions

Information

1. **Outgoings:** The Tenant will be responsible for all electricity, telephone, water and drainage charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band G.
3. **Services:** Mains water & electricity are connected. Oil fired central heating, private drainage.
4. **Photos & particular prepared:** (Miss Julie Langmaid MARLA)
5. **Property Reference:** HJB02909





Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



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