



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Bank Top Farm Churnet Valley Road
Kingsley Holt, ST10 2BQ

£1,100 Per Calendar Month



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, Kingsley Holt, ST10 2BQ

The Granary presents an exciting opportunity to let a modern two-bedroom stone and tile barn conversion set on a private complex in the sought after village of Kingsley Holt in the heart of the Staffordshire Moorlands.

The Granary provides spacious living with an open plan kitchen diner, lounge, bathroom and two bedrooms with one being a feature mezzanine bedroom.

Viewing is thoroughly recommended to appreciate the rare and unique opportunity to let the property

Note: The water is included in the £1,100 per calendar month rent price.

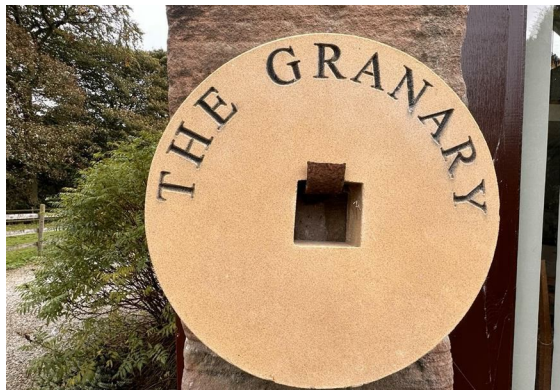
Directions

From our Derby Street Offices take the A523 towards Ashbourne to Bottomhouse. At Bottomhouse crossroads turn right towards Ipstones village travelling straight down the High Street following the road through Ipstones village. Continue on this road known as the B5033 until you get to a T junction at the bottom of Froghall Bank. Take a right turn at the T junction onto the A52. Just after the Churnet Valley Railway take the left hand fork to Churnet Valley Road A521 and follow this along to Sidney Drive. The end of the lane leading to the Holiday lets will be found just after Sidney drive on the left indicated by our Agents "For Sale " board.

What3words: /// ///dripped.recoup.redeemed

Situation

The property is located in the sought after village of Kingsley Holt situated on a private complex with views and privacy of surrounding countryside on the doorstep.





Entrance Hallway

With tiled floor, double glazed window, staircase off and built in cupboard housing the boiler.

Lounge

17'3" x 14'2" (5.26m x 4.34m)

Having a pair of patio doors with side panels, laminate floor and exposed stone work

Open Plan Dining Kitchen

20'6" x 13'7" (6.26m x 4.16m)

An excellent range of units with base and wall cupboards, worktops over, inset stainless steel sink unit, built in cooker, tiled floor, a pair of feature patio doors, exposed beams and mezzanine bedroom above.

Bedroom Number Two

13'8" x 7'6" (4.19m x 2.31m)

With two double glazed windows overlooking fields, double glazed velux window, tiled floor and built in wardrobes.

WC off - housing a low level WC, wash hand basin, tiled floor and double glazed frosted window.

First Floor Landing

With double glazed skylight window, loft access and built in storage.

Mezzanine Bedroom

14'2" x 10'5" (4.32m x 3.20)

With exposed 'A' frame, double glazed velux window, radiator and glazed panels overlooking the dining area.

Bathroom

With bath, corner shower cubicle, low level wc, wash hand basin, tiled floor, double glazed velux window and exposed beams



Outside

Gravelled parking area with lawn gardens having views over the fields. Patio areas to the side and rear elevations.

Outbuilding

30'3" x 24'7" (9.24m x 7.50m)

Concrete flooring with double doors and pedestrian door to the front.

Services

We believe the property is connected to all mains services.

Note: The water is included in the £1,100 per calendar month rent price.

Viewings

By prior arrangement through Graham Watkins & Co.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Identification

TWO separate forms of identification must be supplied along with each application. These need to be photographic and proof of current residency.

Photo ID: A form of photographic ID is required for each applicant as part of your application. Passports and photographic driving licenses are both acceptable. If you do not hold a UK/European Passport you must provide a copy of your Visa/Work Permit.

Proof of Residency: A utility bill or bank statement dated within the last three months is required as part of your application. This must show your current address and be in your name.





[Holding Deposit](#)

Non-refundable Holding Deposit
Requested: equal to one week's rent

PLEASE NOTE: A holding deposit will be requested from you if the landlord/s wishes to process your application. This will be to reserve the property you have applied for, while the reference checks are being carried out. The holding deposit will be retained by Graham Watkins & Co. if the applicant or guarantor withdraws from applying for the property, fails the referencing checks or fails to sign the tenancy agreement within 15 calendar days (or other date mutually agreed in writing).

[Deposit](#)

The deposit is typically equal to five weeks' rent (but may vary). The holding deposit and four weeks' deposit will be held together by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

[Please Note](#)

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

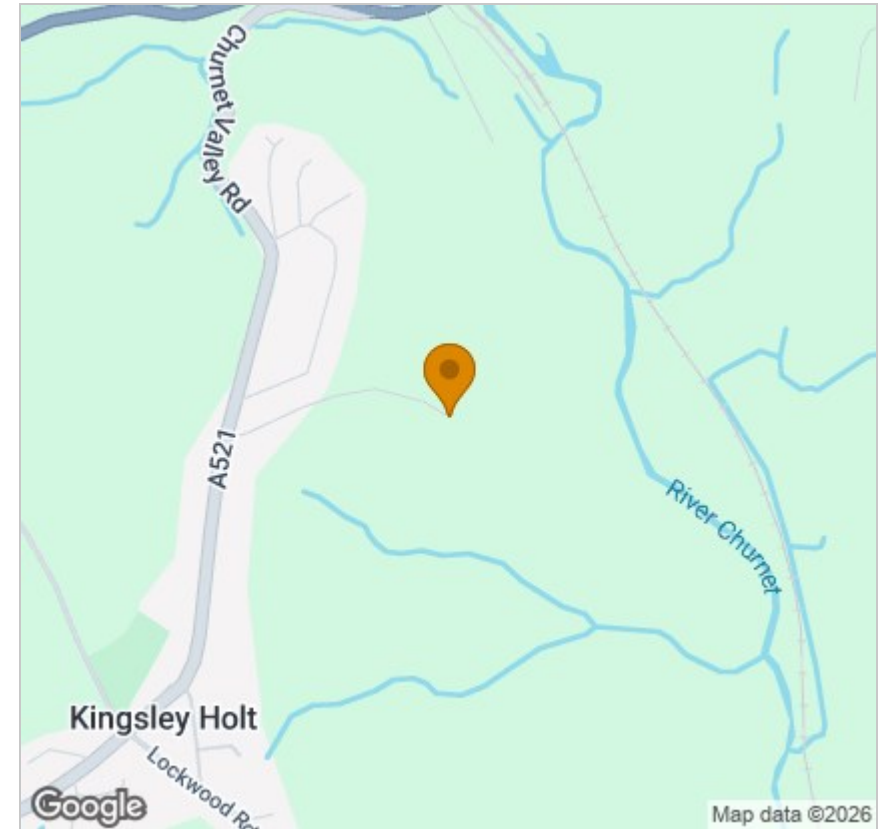
[Wayleaves & Easements](#)

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

Floor Plan



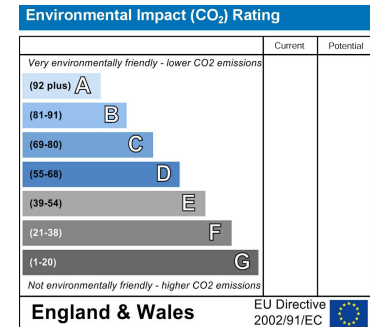
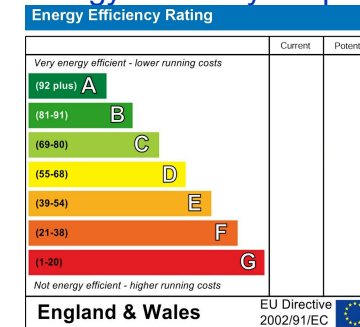
Area Map



Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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