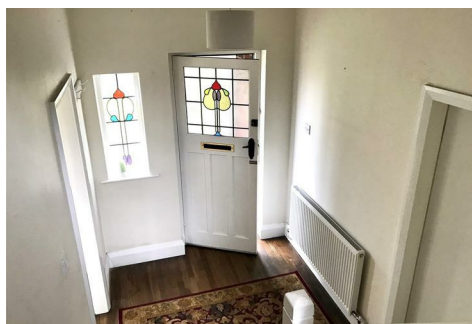




Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Sinai Park Farm House Shobnall Road, Burton-On-Trent, DE14 2AX

£1,180 Per Calendar Month

AVAILABLE FROM 1ST SEPTEMBER 2026

A unique and spacious three-bedroom period detached property on a quiet, gated rural estate on the outskirts of Burton-on-Trent. The property benefits from three large reception rooms and a conservatory overlooking the rear garden. There is a large car port, capable of parking two vehicles, two driveways, a very pleasant enclosed garden to the front and a large lawned garden to the rear. The property was built in the 1930s and includes some beautiful period features such as tiled fireplaces in the bedrooms, stained glass windows, oak floor in the hallway, French door off the lounge, bay windows, a leaded light long window on the staircase landing with window seat. There are delightful rural views to all sides of the property.



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Directions

From Shobnall Leisure complex in Burton-on-Trent, turn right onto Shobnall Road (B5017). After approximately 0.4 miles take a left turn onto a single file lane with the public footpath sign, opposite Reservoir Road. The property will be located on the left hand side approximately 0.4 miles down the lane.

What3words: ///hiding.hype.thrashed

Situation

The property is located on the outskirts of Burton-on-Trent, approximately 2 miles from the centre of the town.

Enquiries

If you have any queries, please contact Ruth by phone on 01226 805800 or by email at ruth@woodcockrural.co.uk



Accommodation Comprises: -

Kitchen

Breakfast Room

Pantry

Lounge

Dining Room

Conservatory

Entrance Porch

Reception Hall

Downstairs WC

Coal Store

Boiler House

Staircase

Leading to First Floor Landing and giving access to: -

Master Bedroom

Bedroom Number Two

Bedroom Number Three

Box Room

Bathroom



With bath with shower over and wash hand basin

Upstairs WC

Garden

A gardener is included fortnightly for weeding of borders and edging of lawn but tenant responsible for mowing and other gardening.

Unfurnished

The property is unfurnished other than the wardrobe in the master bedroom.



Services

We understand that mains water and electricity are connected to the property with oil fired central heating.

Viewings

Viewing day is to be held on Friday 28th August 2026 between 9am and 5pm.

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.

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 Woodcock Rural Surveyors Ltd 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).

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.

Local Authority

The local authorities are East Staffordshire Borough Council and Staffordshire County Council.

Measurements

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

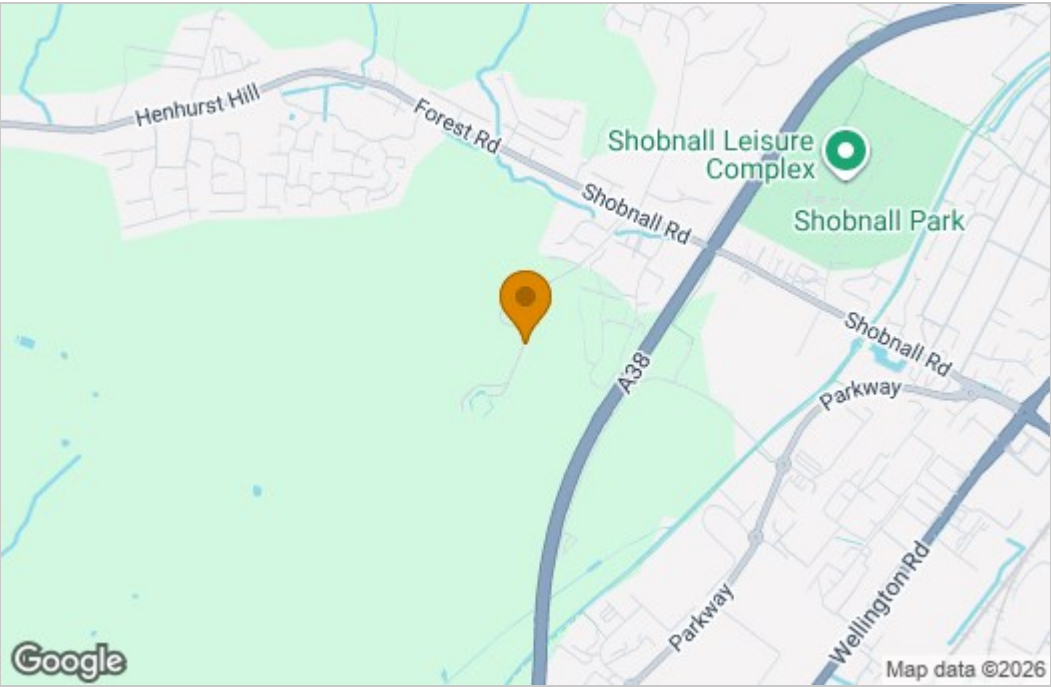
Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they

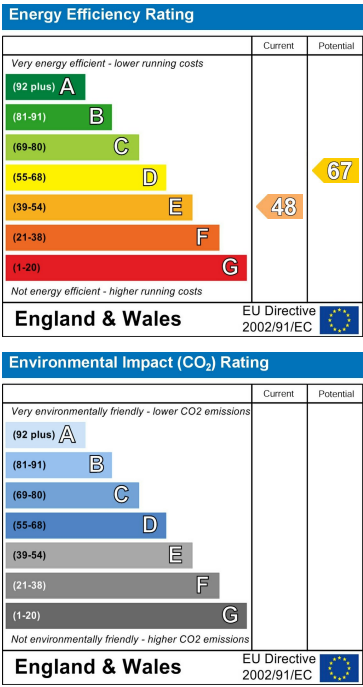
are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Floor Plan

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.