



TO LET

£1,950 PCM

Home Farm House Shakenhurst, Cleobury Mortimer, DY14

Four Bedroom Farmhouse, located in rural Bayton on the Shakenhurst Estate, views over countryside, with possibility to rent additional stables and land for personal equestrian use.



- Detached Farmhouse
- Four Bedrooms
- Large Gardens
- Parking
- Garages
- Rural Location
- Possibility to Rent additional land and stables



3 Reception Room/s



4 Bedroom/s



3 Bath/ shower room/s



Kitchen/Diner 22'8" x 12'6" (6.92 x 3.83)

Aga, fitted electric oven and hob

Dining Room 13'5" x 14'9" (4.11 x 4.52)

Fireplace with log burner

Lounge 15'2" x 13'7" (4.64 x 4.15)

Log burner

Landing

Bedroom One 13'10" x 15'5" (4.24 x 4.70)

Bedroom Two 8'11" x 15'8" (2.73 x 4.78)

Bedroom Three

WC

Low level WC, wash hand basin and shower

Bathroom 9'8" x 7'10" (2.95 x 2.39)

Bath, low level WC and wash hand basin

Bedroom Four 8'8" x 12'7" (2.65 x 3.85)

Boot Room/Office 8'7" x 15'6" (2.62 x 4.74)

Outroom

Parking & Two Garages

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



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HOLDING DEPOSIT

A Holding Deposit equal to one week's rent will be due on application.

SECURITY DEPOSIT

A Security Deposit equal to five weeks rent will be due to be held by the DPS.

TERMS

The property will be offered on an APT.

Pets to be declared prior to viewing.

SERVICES

We understand that the property has the benefit of water, electricity and oil fired central heating.

VIEWINGS

By Appointment through Halls, Gavel House, 137 Franche Road, Kidderminster, Worcestershire, DY11 5AP - 01562 820880

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ADDITIONAL LAND

There is the possibility to rent an additional paddock of land and three stables by separate negotiation in addition to the monthly rent.

Energy Performance Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	