



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Home Farm Cottage Highfield, Leek, ST13 8SG

£1,950 Per Calendar Month

An excellent opportunity to rent this delightful three bedroom detached country cottage situated on the outskirts of the busy market town of Leek. 'Home Farm Cottage' offers fully renovated brand new accommodation finished to an exceptional standard and offers an open plan lounge/dining room with bi fold doors and feature roof lantern, bespoke hand made fitted kitchen with Quartz work surfaces and integrated Neff appliances, Three bedrooms with built in bedroom furniture, ensuite and family bathroom. The property is approached via private driveway and offers ample off road parking and private enclosed gardens with the benefit of small brick built outbuilding with electric and lighting useful as small workshop or storage.

Early viewing highly recommended.



Directions

From our Derby Street office take the Macclesfield Road out of the town. After passing Highfield Cricket Ground take the next immediate right hand turn into the private driveway which serves this property and others. Home Farm Cottage is situated at the extremity.

Entrance Hall

External door to front, tiled floor with underfloor heating.

Utility Room

Matching bespoke hand made fitted units with Quartz work surfaces over, plumbing for washing machine and space for tumble dryer, inset sink unit, Upvc double glazed window and door on to separate patio area, underfloor heating.

Store cupboard off incorporating underfloor heating controls.

Lounge/Dining Room



Spacious open plan living area. Corner bi fold doors, feature roof lantern, Upvc double glazed window, corner Arada multi fuel stove, solid oak flooring with underfloor heating.



Breakfast Kitchen



Excellent range of bespoke hand made fitted units, central oak island with range of drawers and undercounter seating, integrated double combination oven, five ring hob with extractor over, Quartz work surfaces with inset sink unit, integrated dishwasher and fridge freezer, underfloor heating, Upvc double glazed window and patio doors out onto garden area.



Downstairs Wc

Housing low level wc, wash hand basin, full height storage cupboard, concealed Worcester gas boiler, frosted Upvc double glazed window.

First Floor Landing

With built in triple wardrobe.

Bedroom One 14'9" x 10'3" (4.5 x 3.14)



Upvc double glazed window, radiator, two bespoke hand made built in double wardrobes with dressing table.

Bedroom Three/Office 8'7" x 6'5" (2.63 x 1.98)



Upvc double glazed window, radiator.



Family Bathroom 10'0" x 5'6" (3.06 x 1.68)



Fully enclosed shower cubicle incorporating mixer shower, low level wc, wash hand basin vanity unit, panelled bath with mixer taps, heated towel rail, part tiled walls, tiled floor.

Bedroom Two 12'7" x 12'7" (3.85 x 3.84)



Upvc double glazed window, radiator, built in bespoke hand made wardrobes and drawers.

Ensuite 6'3" x 5'7" (1.93 x 1.72)

Fully enclosed shower cubicle incorporating mixer shower, low level wc, wash hand basin in vanity unit, heated towel rail, Upvc double glazed frosted window, tiled floor.

Outside

The property is approached from a private drive which leads to a tarmac driveway for numerous vehicles with Indian stone patio from breakfast kitchen and lounge. Courtesy lighting. Raised lawned private garden with flower border. External power points.

Separate private mature garden area with Indian stone patio with gated access leading to the front elevation.



Brick & Tile Outbuilding

With light and power connected.

Services

We believe all mains services are connected.

Viewings

By prior arrangement through the Agent.

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

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit.

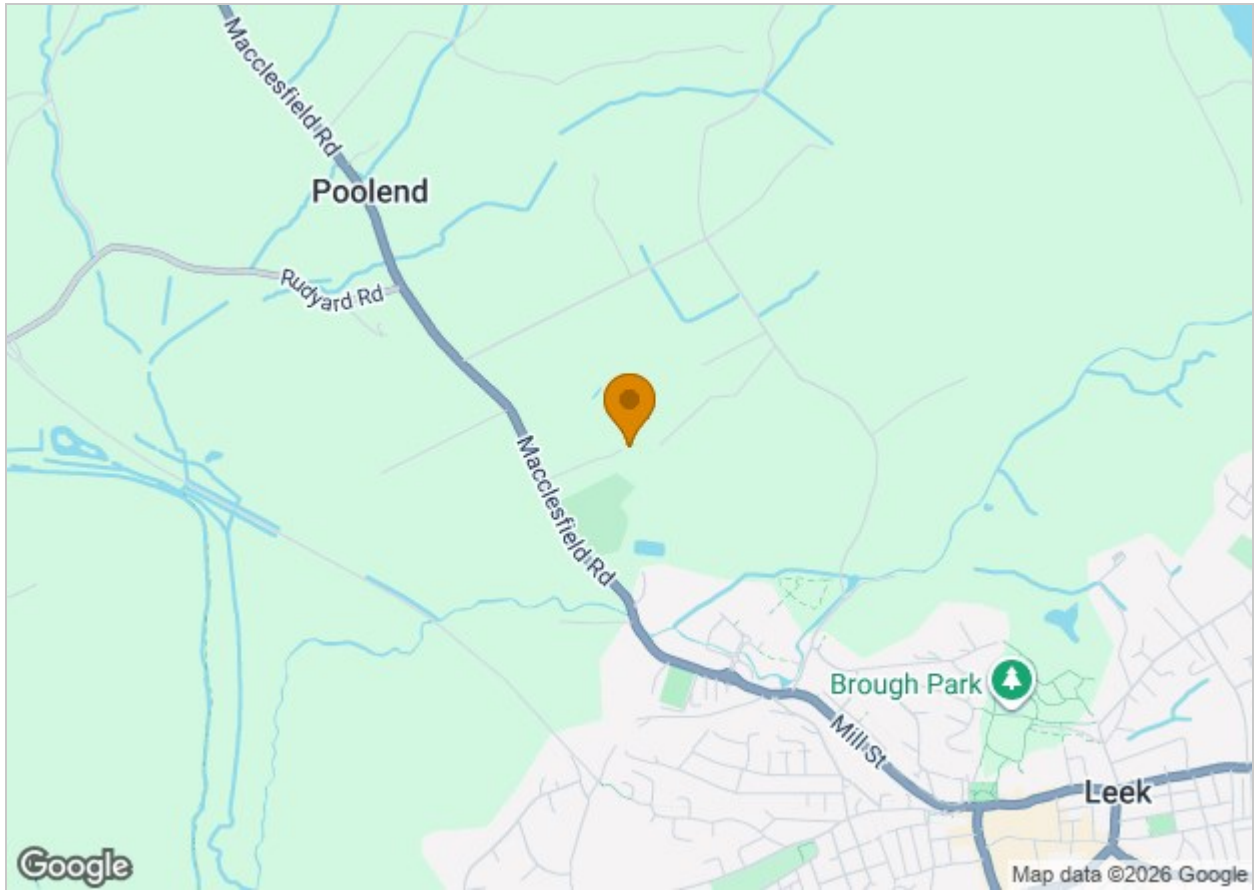
Please Note

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.

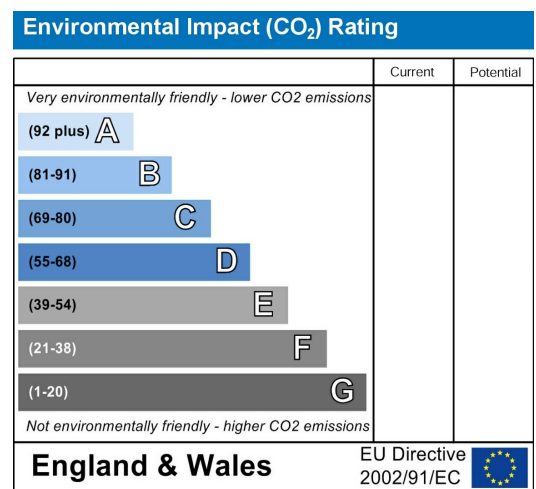
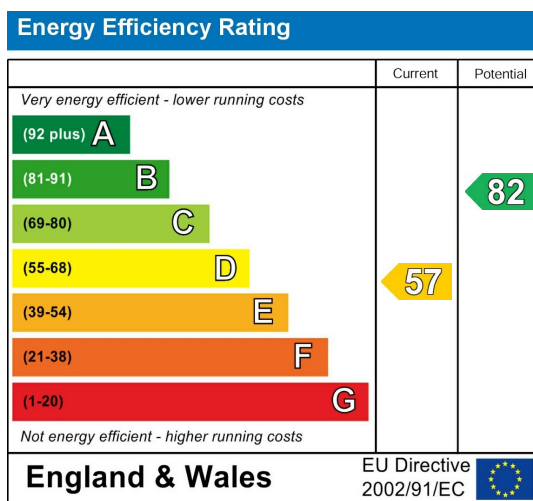
Wayleaves

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, quasia easements 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.

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

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