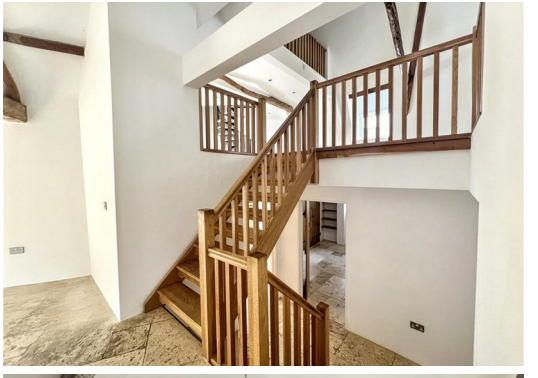
3 | Church View | Wollaston | NN29 7SY

Matthew Nicholas



£2,750 Per Month

A superb stone and thatched barn conversion offering just over 3300sq' of characterful and flexible split level living space set in an exclusive courtyard of similarly individual properties. Enjoying a walled garden, double garage and parking for two cars, the property offers a gas fired underfloor and radiator heating system, sealed unit double glazing and a high standard of kitchen and bathroom fittings. Decorated neutrally, with predominantly natural stone flooring, and a wealth of exposed internal timberwork, the property comprises a hallway leading to the four double bedrooms, each with ensuite facilities. There is also a sitting room opening to the walled garden and utility with guest WC on the ground floor. The first floor offers a wonderfully spacious open plan living/dining/kitchen space with a further mezzanine area into the vaulted roof space above. Viewing is highly recommended to appreciate both the space and highly appealing nature of this one off home.

Living Area
18'2" x 34'8" max (5.55m x 10.57m max)

Kitchen/Dining Area
17'9" x 23'8" max (5.42m x 7.23m max)

Sitting Room
28'2" x 14'5" (8.61m x 4.40m)

Bedroom Four
13'1" x 9'2" max (4.01m x 2.80m max)

Bedroom One
12'10" x 13'4" max (3.92m x 4.07m max)

Bedroom Two
11'7" x 14'2" max (3.54m x 4.33m max)

Bedroom Three
15'10" x 12'1" max (4.84m x 3.70m max)

Material & General Information
All sizes are approximate and are maximum measurements taken internally.

Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains (Metered or Rateable)
Sewerage: Mains
Heating: Gas radiators
Broadband: We would recommend that any potential Tenants conduct their own investigations using Openreach and Ofcom checkers.
Mobile Signal/Coverage: We would recommend that any potential Tenants conduct their own investigations using Ofcom checker.

BRIEF TENANTS GUIDE

To reserve a property (subject to references and contract) you will be required to pass an ID check and lodge a holding fee (equal to one months' rent). Please ensure you have read and are familiar with our Guide for Tenants document which outlines the requirements of our firm and any third party organisation we make use the services of, such as referencing agencies etc.

We strongly advise that you seek clarification in writing from us regarding any element of the property/facilities available or fixtures and fittings that are of importance to you prior to reservation. As every property differs, the member of staff showing the property to you may not be fully conversant with every detail regarding items included or not. For this reason, we suggest you gain that confirmation in writing directly with the office where our records can be cross referenced prior to any commitment. This also includes confirmation as to who occupies the property and whether a pet is acceptable there.

Once agreement is reached, a deadline for agreement confirmed and the holding deposit paid across, a binding time limited contract between you and the Landlord has been created and the following terms will apply:

The information you provide should be given accurately, honestly and in as complete a form as required. If in any doubt, please ask a member of staff prior to completing it or for clarification on any element. We will not reserve a property should we have reasonable cause to doubt the suitability of any proposed Tenant or their ability to meet the criteria required to satisfactorily pass reference checks and/or the Landlord's specific requirements of a Tenant.

Should the information you provide later prove to be inaccurate, false, misleading or incomplete, we and the Landlord reserve the right to withdraw from the proposed agreement to let and retain the holding deposit paid to cover the abortive costs and time invested so far.

We will advise you in writing of the reasons why within seven days of the Landlord's decision to withdraw from the agreement or within seven days of the deadline for agreement, whichever is sooner.

Should you fail to provide the complete information required by the date of the deadline for agreement, we and the Landlord will retain the holding deposit paid to cover the abortive costs and time invested so far. We will advise you in writing of the reasons why within seven days of the Landlord's decision to withdraw from the agreement or within seven days of the deadline for agreement, whichever is sooner.

Should you decide to withdraw from the proposed agreement to let, we and the Landlord will retain the holding deposit paid to cover the abortive costs and time invested so far.

Should the Landlord withdraw from the proposed agreement to let you will be refunded the full holding deposit within seven days.

If information is later deemed to have been inaccurate, false, misleading or incomplete once the Tenancy has begun, this could still result in the Landlord seeking possession with a notice of period of as little as two weeks.

On or before the day the Tenancy Agreement starts you will be required to pay your first month's rent plus the deposit. The deposit is equivalent to five weeks' rent (i.e. a monthly rent of £500 would require a deposit of £576.90).

FREQUENTLY ASKED QUESTIONS

Do you take up references? - Yes – we use a referencing company to complete a series of references including your employer, present Landlord (if applicable) and credit checks. You will be sent the relevant forms to complete via email once you have paid your holding deposit and provided your ID documents. The referencing process usually takes 5-7 days. Matthew Nicholas and the Landlord reserve the right to request further information at any point during this process.

What happens if I fail the references? - Depending on the reason why the reference failed, we may either ask for the rental for the whole term to be paid in advance or for you to provide us with a UK based Depending on the reason why the reference failed, we may either ask for the rental for the whole term to be paid in advance or for you to provide us with a UK based guarantor, but this will be subject to a Landlord and/or their mortgage lender/insurer's approval. It is not a given that this will be applicable in all cases. A guarantor must be aware that in acting for you they fully undertake to uphold your responsibilities under the Tenancy Agreement if you fail to do so. Please contact us for further information.

What is the minimum term a property can be rented for? - An Assured Shorthold Tenancy Agreement has a minimum term of six months.

Tenancy Restrictions - Many Landlords and/or their mortgage lender/insurer's may have restrictions regarding the source of rental payments. For this reason it is important that you advise us if you are in receipt of benefit assistance to meet your rental payment obligations so we can ensure this does not compromise the Landlord's relationship with any relevant third party. You also need to advise us if you have pets (particularly cats and dogs). The Landlord may specify that they will not allow that particular type of pet at the property for which they will need to give you a valid reason. Different conditions may apply to any Tenancies granted, so please be sure to talk to us as early as possible to avoid confusion.

Smokers - All our properties are non-smoking.

Sharers - Some Landlords and/or their mortgage lender/insurer's may have restrictions regarding the nature of the occupancy if not a single immediate family unit. If you do want to share a property we may request further details from you regarding ages, occupations, relationship with others etc for those that want to share. This can help the Landlord to decide if they will accept people sharing the property or not.

What does the rent cover? - In all our rental properties the rental payment is just that – ie. rent. You will be responsible for all utility bills, council tax, telephone and TV licence. Please contact the office if you have an queries or require further information.

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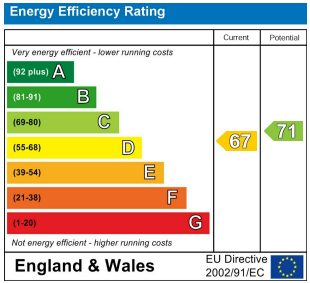
OTHER INFORMATION

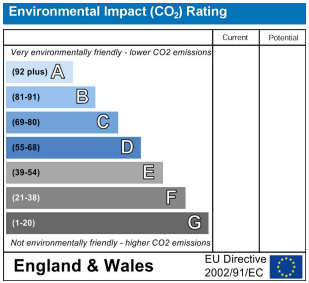
Local authority: North Northamptonshire Council

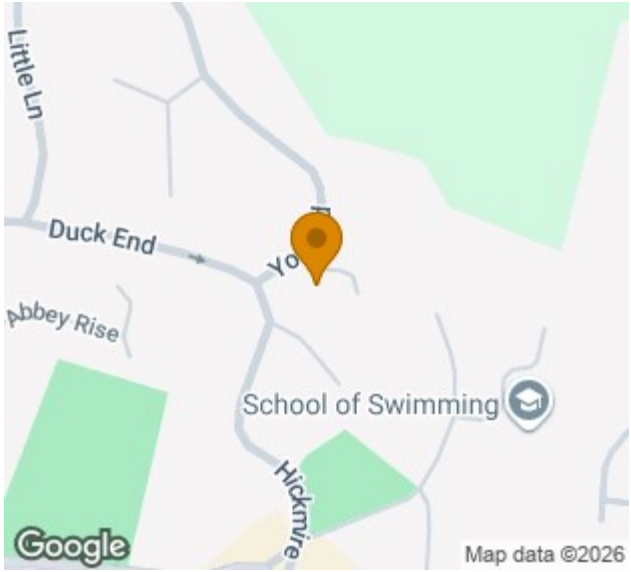
Tax Band: F

Furnishing: Unfurnished

Available: 4th October 2026







Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements and photographs in good faith and accordance with the Property Misdescriptions Act (1991). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a let, any assurance as to their accuracy or any suggestion as to their working order. Any prospective tenant is advised to ensure that any item of importance to them is checked with us prior to viewing and signing of the Tenancy Agreement. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 and The Home Information Pack Regulations 2007.

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