



Bishopstone Cottages, Bishopstone Lane, Ansty

Refurbished 3 Bedroom Farm Cottage



- ▶ **Completely refurbished 3 bedroom farm cottage**
- ▶ **Immaculate kitchen and utility room**
- ▶ **All bedrooms with built in storage**
- ▶ **Driveway parking for up to 3 vehicles**
- ▶ **Two spacious reception rooms with open fireplaces**
- ▶ **Master bedroom with en suite shower room**
- ▶ **Large gardens**
- ▶ **Gorgeous countryside views**

Accommodation briefly comprises spacious hallway area with wood effect flooring, immaculate downstairs cloakroom with wc, basin and wall-mounted mirror, two hugely spacious reception rooms both with working open fires and one with a large storage cupboard. An extremely spacious and beautifully designed kitchen/breakfast room complete with wood effect floors and a vast selection of high and low level white gloss units and a large 'range' cooker with extractor fan above, and plumbing for dishwasher and fridge/freezer, as well as an extremely well-proportioned utility room with plumbing for washing machine and tumble dryer, further ample cupboard space and a door to the rear patio area.

Upstairs, accommodation continues with a large and bright landing area, a hugely spacious master bedroom with built in cupboard space and the benefit of a newly fitted en suite shower room with wc, basin, shower cubicle and heated towel rail, two further spacious double bedrooms both with built in cupboard space and a beautifully presented family bathroom complete with bath, shower cubicle, wc, basin and chrome heated towel rail.

Outside, the property has the benefit of an enclosed rear garden overlooking countryside views, large wrap-around front and side gardens and a sizeable outside storage area/workshop with shelving and hard floors. There is driveway parking for up to 3 vehicles.

This property has the benefit of oil fired central heating, double glazing and is only available on an 'unfurnished' basis.





Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

This cottage is situated in a quiet country lane overlooking gorgeous countryside views, all within easy access of main roads for commuting.

Costs Before Tenancy Commencement for Tenants

Administration/Referencing fee: £300.00 (for up to 2 adults)

Guarantor Referencing fee (if required): £100.00

6 week deposit: £1932.00

First months' rent in advance: £1395.00

Check in/inventory contribution fee: £251.00

These costs are based on the rent for this property being £1395pcm.

