



Ash Holt, Stainton Lane

Scothern, LN2 2UR

£2,500 pcm

Ash Holt is a substantial Detached Farmhouse set in the highly desirable village of Scothern, offering spacious and versatile family accommodation. The property briefly comprises an Entrance Hall, Cloakroom, Study/Dining Room, generous Lounge with a log burning stove, Utility Room, modern fitted Kitchen and a separate Dining Area. To the First Floor there is a Principal Bedroom with a Dressing Room and En-suite Bathroom with bath and separate shower, together with three further double Bedrooms. Outside, the property benefits from extensive lawned gardens, two double Garage/Storage Buildings, Stables and a Tack Room complete with a Kitchen, Shower Room and WC.



LOCATION

Located within the popular village of Scothern, which lies 6 miles to the north of the historic Cathedral and University City of Lincoln. The village itself offers a public house, garden centre, village hall with sports fields, Grange Park Community Area, Methodist Church and a Parish Church. The village has an outstanding Ofsted rated primary school and there are outstanding secondary schools in the nearby Welton village and Lincoln City. There are further facilities available in nearby villages of Nettleham and Welton.

ACCOMMODATION

The accommodation comprises an Entrance Hall, Cloakroom, Study/Dining Room, generous Lounge with a log burning stove, Utility Room, modern fitted Kitchen and a separate Dining Area. To the First Floor there is a principal Bedroom with a Dressing Room and En-suite Bathroom with bath and separate shower, together with three further Double Bedrooms. Viewing is highly recommended to appreciate the standard of accommodation on offer.

OUTSIDE

The property is situated on a private generous sized plot with lawned gardens and a patio seating area. A separate stone building houses 2 double garages, storage building, stable and tack room/office with shower, WC facilities and kitchen area. There is a large driveway providing off road parking for numerous vehicles.

RENT AND DEPOSIT

The asking Rent for the property is £2,500.00 per calendar month and the Tenancy Deposit is £2,880.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £575.00.

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website; <https://mundys.net/help/lettings-fees-information-for-tenants/>

VIEWINGS

By prior appointment through Mundys.

ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

THE RENTERS RIGHTS ACT 2025

New legislation was implemented in May 2026 and affects existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Detached Stone Farmhouse with Four Double Bedrooms
- Modern Kitchen & Bathrooms
- Barns, Stables & Office/Tack Room with Kitchen
- Generous Plot with Lawn Gardens
- Large Driveway / Parking for Multiple Cars
- Bedroom One with En-Suite and Dressing Room
- Rural Location
- Oil Central Heating
- Council Tax Band - B (West Lindsey District Council)
- EPC Energy Rating - D



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.