

ROUNTHWAITE & WOODHEAD

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THE MILL, CHURCH HOUSES, FARNDALE, YO62 7LF
A converted former water mill with a lovely garden in an idyllic country setting
available to rent on a longer term basis

Entrance Hall

Sitting Room

Kitchen

Utility Room

Cloakroom

3 Bedrooms

Bathroom

Modern Electric Heating

EPC Rating E

RENT: £1,300 PER MONTH

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.routhwaite-woodhead.co.uk

Description

Nestled in the heart of the stunning Farndale Valley, this beautifully converted former water mill offers a rare opportunity to enjoy the peace and tranquillity of one of North Yorkshire's most picturesque locations. Rich in character and history, the property has been sympathetically renovated to provide comfortable modern living whilst preserving many of its original features, including the fascinating mill workings that remain proudly on display. The garden also retains evidence of the original mill race, a reminder of the property's unique heritage.

This is a home for those who appreciate period properties and all the charm, individuality and occasional quirks that come with them.

The accommodation is arranged over two levels and briefly comprises:

Entrance hall showcasing the original mill mechanism.

Spacious sitting room

Brand new, well-appointed kitchen

Separate utility room

Cloakroom/WC

Three bedrooms to the first floor

Family bathroom

Outside, the garden has been left naturally wild to complement its idyllic rural setting, providing a haven for wildlife and those seeking a more natural landscape rather than a formal, manicured garden. There is parking immediately outside the property for two vehicles.

Situated in the beautiful Farndale Valley, renowned for its spectacular countryside, walking routes and famous displays of wild daffodils, this exceptional home offers a lifestyle of peace, privacy and natural beauty whilst remaining within reach of the market towns and amenities of Ryedale. This property would particularly suit a long-term tenant looking to embrace country living and who will appreciate both the character and heritage of this remarkable former mill.

General Information

Services: The property has mains water and electricity connected. Modern electric heating. Septic tank drainage.

Council Tax: Band D.

EPC Rating: E

Rent: £1,300 per calendar month, payable monthly in advance by bankers order.

Deposit: A deposit of £1,300 will be required at the commencement of the tenancy. The bond will be protected through MyDeposits.

Outgoings: Tenants will be responsible for payment of electricity, water and Council Tax, plus the cost of a telephone connection (if required and if applicable).

Rental Term: Preference will be given to tenants who are specifically looking for a longer term let.



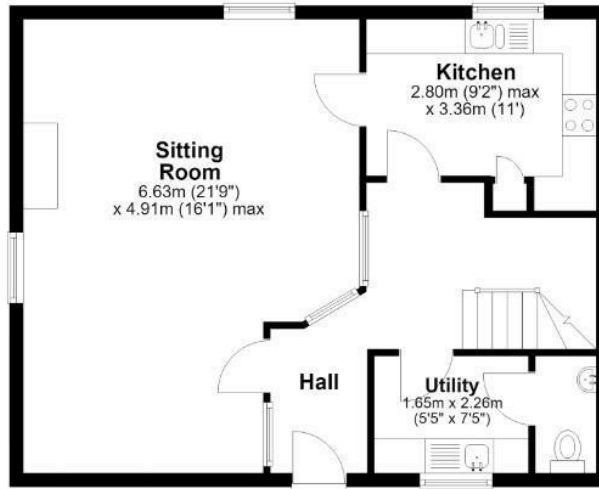
Accommodation



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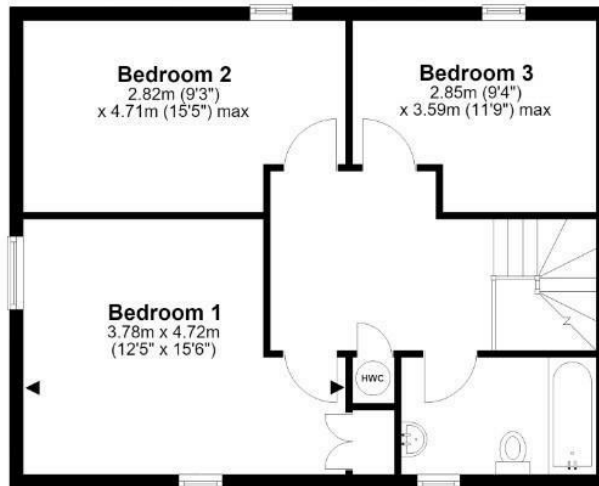
Ground Floor

Approx. 55.8 sq. metres (600.1 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.1 sq. feet)



Total area: approx. 110.8 sq. metres (1193.2 sq. feet)

The Mill, Farndale

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

www.rounthwaitewoodhead.co.uk

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