



National  
Trust

## To Let



### **Woodlands Cottage** **£1800.00 per calendar month**

A beautifully refurbished, spacious 3-bedroom cottage with stylish new kitchen and bathroom. Woodlands Cottage enjoys stunning countryside and woodland views in a truly idyllic setting with a large garden and small range of outbuildings.

Available: April 2026

[www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

[www.nationaltrust.org.uk/rightmove](http://www.nationaltrust.org.uk/rightmove)

Patron: His Majesty The King

Chair: René Olivieri CBE

Director-General: Hilary McGrady

Midlands & East of England Regional Director : Paul Forecast

Registered office: Heelis, Kemble Drive, Swindon, Wiltshire SN2 2NA

Registered charity number 205846

**For further information and to arrange a viewing please contact  
Sarah Brownridge, Lettings Officer  
Sarah.Brownridge@NationalTrust.org.uk**

## **The Location**

Calke is located approximately 8 miles south of Derby and midway between the market towns of Melbourne and Ashby de la Zouch, both of which provide a full range of services and facilities.

The nearby Village of Ticknall has a primary school and also has the benefit of the National Trust's Calke Abbey and grounds on the doorstep. Schools in the area include Repton and its preparatory school Foremarke Hall.

Ticknall sits within the National Forest and this, combined with Calke Abbey, provide plenty of opportunity for walking and outdoor pursuits. The property is within easy reach of the A50 and M1 & M42 motorways, along with East Midlands Airport.

The property is accessed via a 350m private drive that is shared with one other rental property.

## **The National Trust**

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and could not deliver its core objectives without the support of its thousands of tenants and volunteers. National Trust residential tenants receive custodian membership allowing free access to all National Trust properties within England, Wales and Northern Ireland.

## **The Property**

<b><u>Ground Floor</u></b>	
Entrance Porch/Boot-room	Entrance door into boot-room with door leading to kitchen.
Kitchen	The kitchen has a range of wall and base units, vinyl flooring, window to the front and rear of property, and external door. <b>Please note: no white goods are provided</b>
Living room	A spacious sitting room, with window to front and rear, with tile hearth, open fireplace.
Dining Room	Spacious room with impressive views, solid wood parquet flooring, exposed timber beams and recently restored inglenook fireplace with

	newly installed log-burner. External door leading to rear garden/patio area.
<b><u>First Floor</u></b>	
Bedroom 1	Double bedroom with carpet, window over the driveway and second window overlooking the garden and rural views
Bedroom 2	Double bedroom with carpet, window overlooking garden and rural views
Bedroom 3	Double bedroom with carpet, window overlooking garden and rural views
Bathroom	White suite with WC, pedestal wash basin, bath and separate shower.
<b><u>Outside</u></b>	
Garden	Private mature garden mainly laid to lawn with far reaching countryside views.
Parking	Parking for 2-3 cars.
Garage	Garage for storage.
Outbuildings	The property comes with a selection of outbuildings for ancillary use only. Business use may be available subject to consent from NT and any necessary third-parties. An additional rent will be payable for business use by separate negotiation.
<b><u>Services</u></b>	<p>Mains water, sewerage treatment plant, mains electricity, oil.</p> <p>Tenant/s will be responsible for the payment of Utilities.</p> <p>Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate.</p> <p>Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s. <b>NB This property does share a septic tank with the neighbouring cottage, the cost of emptying will therefore be shared.</b></p>
<b><u>Outgoings and Council Tax</u></b>	The tenant is to pay Council Tax, and all other outgoings relating to the property. The property is in Band E for Council Tax.
<b><u>Energy Performance Certificate</u></b>	An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations. The property is rated as Band E (see attached)

## The Tenancy

<b><u>Term</u></b>	The property is available to let under an Assured Periodic Tenancy.
<b><u>Rent</u></b>	The prospective tenant is asked to pay £1,800.00 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.
<b><u>Rent reviews</u></b>	The National Trust carries out rent reviews of the property in accordance with the Section 13 process.
<b><u>Deposit</u></b>	The Tenant will not be required to pay a deposit or a holding deposit
<b><u>Insurance</u></b>	The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents.

<u>Repairing Responsibilities</u> (Summary)	<b>The Trust</b> will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration. <b>The Tenant</b> will be responsible for internal repairs and decoration, garden, fences, drives, the cost of servicing appliances.
<u>Sub Letting</u>	The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.
<u>Pets</u>	Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

## Viewings and Further Information

<u>Viewings</u>	<u>Viewings strictly by appointment only</u>
<u>Contact</u>	Sarah Brownridge – Lettings Office: <a href="mailto:sarah.brownridge@nationaltrust.org.uk">sarah.brownridge@nationaltrust.org.uk</a>
<u>GDPR</u>	Our full Privacy Policy can be found online at <a href="https://www.nationaltrust.org.uk/features/privacy-policy">https://www.nationaltrust.org.uk/features/privacy-policy</a>  As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

For further information about being a National Trust tenant, you can visit us online at [www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

## Tenant Fees Act 2019

### National Trust Permitted Payments Schedule - 1<sup>st</sup> June 2019

Permitted Payment	Notes
<b>Deposits</b>	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, <i>we do not</i> take deposits or holding deposits for our residential lettings.
<b>The Rent</b>	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
<b>Utilities (Water, Gas, Electricity, Septic Tank).</b>	Tenant/s will be responsible for the payment of Utilities. Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of

	any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s.
<b>Council Tax</b>	Tenant/s will be responsible for the payment of council tax. Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.
<b>Telecoms/Broadband</b>	Tenant/s will be responsible for the installation and payment of their supply of communication costs such as Telecoms and Broadband. The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.
<b>Fee for Variation of Tenancy</b>	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
<b>Default Charges</b>	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019