



National
Trust

To Let

The Dower House

£2,800.00 per calendar month



A beautiful 17th Century, Grade II listed, semi detached Dower House situated in the village of Quatt just a short distance from Dudmaston Hall.

Available: NOW

President: HRH The Prince of Wales
Chair: Tim Parker
Director-General: Hilary McGrady

www.nationaltrust.org.uk/tenants

www.nationaltrust.org.uk/rightmove

Registered office:
Heelis, Kemble Drive, Swindon
Wiltshire SN2 2NA
Registered charity number 205846

For further information and to arrange a viewing please contact Jenna Dyfnallt Let Estate Officer jenna.dyfnallt@nationaltrust.org.uk

The Location

The Dower House is located within the village of Quatt, less than a mile from Dudmaston Hall. The property is well situated for commuters being 16 miles from Wolverhampton, within 30 miles of Birmingham and 25 miles from Worcester. It is within 5 miles of Bridgnorth and within 25 Miles of Shrewsbury. The property benefits from being close to a local farm shop and café.

The Property

Historical Background:

The Dower House itself is a Grade II* listed building of national importance, converted into two houses. 1 Dower House is the original William and Mary manor house and was extended in 1862-63, now forming 2 Dower House. The addition was built exactly as the original house. The house retains many of its original features, these include a fine fully panelled drawing room. Most other rooms retain their dado panelling, original fireplaces, working shutters and remarkably all the panelled oak doors.

1 Dower House was built by Mr Weld a wealthy relation of the Wolryche family of Dudmaston Hall. Building started in 1685 but following the death of Mr Weld was completed by his son in about 1700. It was then recorded as "The Newe House" and the attached cottage, now a separate house housed the servants' accommodation and kitchen. The house was adopted as the Dower House for the Dudmaston Estate in the early 20th century, hence the name.

The other buildings on the site, coach houses, stables, cottages were all converted by the Trust at the same time into smaller units and the Dower House complex forms a very attractive area surrounded by woodland and retaining the school tennis courts and land. The walled garden at the rear of the house together with the front garden have been laid down in Baroque style by the previous tenants.

(Details credited to Mr C Douglas formally of 1 Dower House)

Property Description

The property comprises:

Lower Ground Floor:

Door from rear garden giving access to a large cellar space and a utility room

Downstairs toilet with white suite and tiled flooring

Stairs leading to ground floor

Ground Floor:

Front door entrance from front garden in to reception room 1 with original fireplace, cream carpet, stairs leading to first floor and doors leading to drawing room, kitchen and second reception room

Kitchen – contemporary kitchen with a range of wall and base units and Amtico flooring. Please note that cooker and white good are not supplied

Drawing room with original oak panelled walls and original oak flooring. Original fireplace.

Reception Room 2 with cream carpet, partial oak panelling to walls and original fireplace

Inner hallway with stairs leading to cellar and utility space.

Main oak staircase leading to first floor

First Floor:

Bedroom one with seagrass flooring, partial oak panelling to walls and original fireplace and views in to rear garden

Bedroom two with seagrass flooring, partial oak panelling to walls and original fireplace

Bedroom three with seagrass flooring, partial oak panelling to walls and original fireplace and views to the front and over the church.

Bathroom with claw footed bath, white suite and Amtico flooring

Large airing cupboard

Oak staircase to second floor

Second Floor:

Large bedroom with oak beams to ceiling, cream carpets and views over the front and side of the property.

Dressing room with oak beams to ceiling

Bathroom with shower cubicle, claw footed bath and white suite, oak beams to ceiling and Amtico flooring

Outside:

The property benefits from a superbly kept front garden which overlooks the church opposite. The rear gardens have been designed in the baroque style and two gates give access to the communal parking and gardens. The communal gardens are surrounded by woodland and the old tennis courts. There is parking for two cars and visitor parking to the rear.

LETTING DETAILS

<u>Term</u>	The property is available to let under an Assured Shorthold Tenancy for an initial term of 6 months, after which there could be an opportunity for the term to be extended.
<u>Rent</u>	The prospective tenant is asked to pay £2,800.00 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.
<u>Rent reviews</u>	The National Trust carries out rent reviews of the property every two years to open market value.
<u>Deposit</u>	The Tenant will not be required to pay a deposit or a holding deposit
<u>Insurance</u>	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)	The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration. The Tenant will be responsible for internal repairs and decoration, garden, fences, drives, the cost of servicing appliances. The tenant will be responsible for ensuring that the septic tank is emptied as necessary.
<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>	Jenna Dyfnallt – Lettings Officer: jenna.dyfnallt@nationaltrust.org.uk / 07866 062408 (email preferred)
<u>GDPR</u>	<p>Our full Privacy Policy can be found online at https://www.nationaltrust.org.uk/features/privacy-policy</p> <p>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</p>

	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.
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For further information about being a National Trust tenant, you can visit us online at www.nationaltrust.org.uk/tenants

Tenant Fees Act 2019

National Trust Permitted Payments Schedule - 1st June 2019

Permitted Payment	Notes
Deposits	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.
The Rent	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
Utilities (Water, Gas, Electricity, Septic Tank).	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. In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.
Council Tax	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.
Telecoms/Broadband	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.
Fee for Variation of Tenancy	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences. The costs charged will not exceed the loss or reasonable costs incurred by the Trust.
Default Charges	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