



Highfield Farm

Drewels Lane, Eynesbury Hardwicke, St Neots, Abbotsley,
Cambridgeshire, PE19 6XW

£2,300 pcm

country
properties

Country Properties are delighted to offer for rent this impressive and very spacious four double bedroom detached house which has stunning countryside views down a private gated driveway. Benefitting from 3 reception rooms to the ground floor, lounge, a second lounge, kitchen, utility room and boot room and then the first floor has four large double bedrooms, family bathroom and en-suite. There is off road parking for several vehicles and wrap around garden. 4.1 miles to St Neots Train Station (as per google maps). This property must be viewed to be fully appreciated. Pets considered. EPC Rating D. Council Tax Band E. Available mid March. Holding Fee £530.77. Deposit £2,653.85.

- Four double bedrooms
- Council Tax Band E
- Holding Fee £530.77
- Farm location
- EPC Rating D
- Deposit £2,653.85



Ground Floor

Front Entrance

Wooden gates. Fenced pathway to front and side. Laid to lawn. Trees. Two outside lights. Porch over front door. Upvc double glazed door into:

Entrance Hall

16' 0" x 7' 01" (4.88m x 2.16m)
Carpeted. Radiator. wooden skirting boards. Smoke alarm. Double plug socket.

Lounge

16' 0" x 17' 02" (4.88m x 5.23m) narrowing to 14' 10" x 15' 09"
Carpeted. Wooden skirting board. Two radiators. Upvc double glazed window to front. Large Upvc double glazed window to side. Four double electric sockets. TV aerial point.

Reception Room Two

16' 01" x 15' 11" (4.90m x 4.85m) narrowing to 15' 00" x 15' 11"
Carpeted. Wooden skirting board. Two radiators. Upvc double glazed window to front and side. Carbon monoxide alarm. Four double electric sockets. Log burner.

Kitchen

16' 0" x 14' 10" (4.88m x 4.52m) narrowing to 14' 05" x 14' 10"
Wood effect vinyl flooring. wooden skirting board. Radiator. Inset ceiling spotlights. Smoke alarm. Range of base and wall mounted units with work surface over. Chimney style extractor hood. Built in AEG induction hob and double oven. Stainless steel sink and drainer. Two Upvc double glazed windows to rear. Wall mounted extractor fan. Four double electric sockets. Space for dishwasher and fridge freezer.

Inner Hallway

Wood effect vinyl flooring. Wooden skirting board. Radiator. Smoke alarm. Under stairs storage housing fuse box. Stairs rising to first floor. Double electric socket.

Study

18' 0" x 7' 09" (5.49m x 2.36m)
Carpeted. Wooden skirting board. Radiator. Upvc double glazed window to side. Four Double electric sockets.

Utility Room

18' 0" x 7' 08" (5.49m x 2.34m) Wood effect vinyl flooring. Wooden skirting board. Wall and base units with work surface over. Upvc double glazed window and door to side. Three double electric socket. Wall mounted vent. Space for washing machine and tumble dryer. Stainless steel sink and drainer.

Inner Hallway 2

Upvc double glazed door to rear garden. Upvc double glazed window to rear. Wood effect vinyl flooring. Wooden skirting board.

Boot Room

17' 10" x 12' 0" (5.44m x 3.66m) narrowing to 17' 10" x 8' 05"
Wood effect vinyl flooring. Wooden skirting board. Upvc double glazed window to both sides. Upvc double glazed door to side. Worcester oil boiler and oil gauge. Radiator. Three double electric sockets. Wall mounted vent. Double butler sink.

Cloakroom

Wooden skirting board. Wood effect vinyl flooring. Radiator. Upvc double glazed obscure window to side. Wall mounted wash hand basin. Low level WC.



First Floor

Stairs and landing

Wooden skirting board. Carpeted. Upvc double glazed window to rear. Loft hatch (not to be used). Smoke alarm. Radiator. Wooden door to storage housing water tank. Wooden door to storage with radiator and shelving with light. Wooden door to storage with hanging rail.

Bedroom One

15' 11" x 15' 0" (4.85m x 4.57m) narrowing to 14' 09" x 15' 00"
Carpeted. Wooden skirting board. Upvc double glazed window to side and rear. Radiator. Fireplace (decorative not working) Four double electric sockets. wooden door to built in cupboard with hanging rail.

Bedroom Two

17' 11" x 12' 0" (5.46m x 3.66m) narrowing to 17' 11" x 10' 06"
Carpeted. Wooden skirting board. Upvc double glazed window to both sides. Radiator. Four double electric sockets.

Bathroom

12' 10" x 7' 08" (3.91m x 2.34m)

Vinyl flooring. Wooden skirting board. Upvc double glazed window to side. Wall mounted heated towel rail. Wash hand basin. WC. Bath. Shower cubicle. Wall mounted vent.

Inner Landing

16' 0" x 7' 01" (4.88m x 2.16m)

Carpeted. Wooden skirting board. Radiator. Upvc double glazed window to front. Double electric socket.

Bedroom Three

15' 11" x 16' 01" (4.85m x 4.90m) narrowing to 15' 11" x 15' 04"
Carpeted. Wooden skirting board. Upvc double glazed window to front and side. Two radiators. Feature fireplace. Four double electric sockets.



Bedroom Four

15' 09" x 16' 00" (4.80m x 4.88m) narrowing 15' 09" x 14' 10"

Carpeted. Wooden skirting board. Two radiators. Upvc double glazed window to front and side. Feature fireplace (not to be used). Four double electric sockets.

En-suite

12' 10" x 7' 08" (3.91m x 2.34m)

Vinyl flooring. Wooden skirting board. Upvc double glazed window to side. Wall mounted heated towel rail. Shower cubicle. Wash hand basin. WC. Bath

Outside

Garden

Mainly laid to lawn. Well established trees and hedges. Gravel driveway with parking for several cars. Septic tank. Outside tap. Outside light. Garden wraps around to the rear with further outside lights, patio area and oil tank.

Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears.

Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/

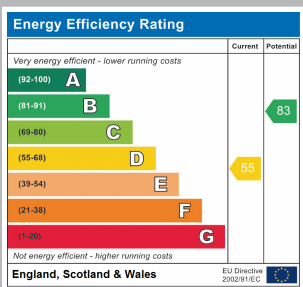
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy. Redman Stewart Ltd T/A Country Properties are members of The Property Ombudsman (TPO) Redress Scheme. Membership number D00609. Redman Stewart Ltd T/A Country Properties are part of a Client Money Protection Scheme with PropertyMark. Membership number C0016528.







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Viewing by appointment only

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