



RESIDENTIAL PROPERTY TO LET



**Phoenix Farm Cottage
Ings Lane, Brompton-by-Sawdon
YO13 9DS**

Phoenix Farm Cottage, built in 1927, is a large four bedroom farmhouse house situated in a private location between Brompton-by-Sawdon and Sherburn. The property is spacious with beautiful views across open countryside and a shared access road for the benefit of the adjoining farmhouse to the rear. The house has undergone extensive modernisation in recent years, with many original features retained. There are a range of outbuildings a large lawned garden and small paddock

RENTAL: £11,700 per annum **COUNCIL TAX BAND:** C **BUILDINGS INSURANCE:** £112.50 per annum

TENANCY

Phoenix Farm Cottage is being offered on a two year (or more) Assured Shorthold Tenancy. The rent is payable monthly in advance and will subject to open market reviews every two years.

The Tenant will be responsible for paying a fee of £75.00 plus VAT towards the cost of a tenancy agreement.

The Landlord is responsible for the principle repairs; the Tenant for the interior decorations and minor repairs.

ACCOMMODATION

3 Reception rooms, Kitchen, utility, cloakroom, 4 Bedrooms, 1 with ensuite shower and dressing area and family bathroom.

Outbuildings include large garage with flexible storage, store and stable.

Lawned gardens to front and rear with 4 acre paddock alongside.

Phoenix Farm Cottage

Ground floor

FRONT ENTRANCE

Hallway with original quarry tile floor, staircase to first floor

RECEPTION 1 (5.2m x 3.8m)

Spacious drawing room/lounge, open fire with polished black marble back and hearth, BT and TV points

RECEPTION 2 (4.5m x 3.7m)

Large second lounge/dinning room with sash windows overlooking rear garden

RECEPTION 3 (2.5m x 3.35m)

Office, study or small snug with BT point

KITCHEN (5.1m x 4.6m)

Large traditional farmhouse kitchen, cream shaker style units, solid wood worktop and double ceramic sink. Stainless steel electric oven and hob with plumbing for American style fridge and dishwasher. Red quarry tiles to floor.

UTILITY ROOM (2.9m x 2.6m)

Fitted single sink, plumbing for a washing machine, storage cupboards, quarry tiles to floor. Door to rear garden.

CLOAKROOM (0.9m x 2.9m)

WC & wash hand basin. Oil fired boiler and shelving.

First floor

BEDROOM 1 (4.0m x 3.8m)

Master bedroom with ensuite and dressing room (3.2m x 2.2m)

BEDROOM 2 (3.7m x 3.1m)

Built-in wardrobe and airing cupboard

BEDROOM 3 (3.7m x 4.5m)

BEDROOM 4 (4.9m x 3.8m)

FAMILY BATHROOM (2.6m x 2.5m)

Contemporary white suite with chrome fittings. Large bath with fixed shower above.

OUTSIDE

Stone built garage (12.2m x 4.8m) with automatic door

Stable (2.7m x 4.8m)

Store

Paddock

Electricity and water is laid on to the stabling and paddock

SERVICES

Mains water and electricity, private septic tank drainage system and oil fired central heating

For further information and viewings by appointment contact Katrina Shamel at The Estate Office

Tel: 01723 866600

Email: k.shamel@dawnay.co.uk

December 2010