

TO LET

**Semi-Detached Farmhouse
Mill Lane
Standon
ST21 6RP**



RENTAL £750 PCM

AVAILABLE NOW

AGENT'S NOTES

Hinson Parry & Company are delighted to offer a rare and wonderful opportunity to rent this charming semi-detached former farmhouse to the rental market.

The property stands proud in the centre of Standon, a village with the benefit of a Primary School, Church and several local businesses.

The property is partially enclosed by gorgeous gardens all maintained by the landlord, whilst being a stone's throw away from Eccleshall Village and the market town of Stone.

DIRECTIONS

From the centre of Eccleshall take the exit for Castle Street on the mini roundabout. Follow this road for 3.5 miles and then turn left onto Mill Meece Marsh. Continue following this lane which runs adjacent to the West Coast Mainline. At the Stop Junction take the left turning over the railway bridge and onto Mill Lane, after 0.2 miles the property will be found on your right near to Youngs Animal Feeds.

From Stone town centre make your way onto the A34 northbound, turning left at Meaford roundabout onto the A51. Continue until you reach a roundabout, after which take the 1st exit onto the A519. Turn right on station road at Cotes Heath before continuing over the railway bridge. After 0.2 miles the property will be found on your right near to Youngs Animal Feeds.

DESCRIPTION

Brick under tile construction equipped with double glazing and LPG Central Heating. The property provides a three-bedroom semi-detached cottage with cellar storage, all set over four levels.

GROUND FLOOR

Entrance Hallway (2 x 1.18m)

Front door providing access to hallway with tiled floor, which leads to storage cupboard, cellar and kitchen.



Kitchen (4.2 x 2.7m + 3.26 x 2m)

Well equipped, good-sized kitchen complete with tiled flooring and Cannon Cooker with gas hob, stainless steel sink unit and drainer, base and wall units with composite work surfaces and feature wooden beam. Modern Worcester Green Star combi-boiler.

Directly off the kitchen is a useful pantry complete with wooden shelving and the main switch board. Door from kitchen through to lounge.

Lounge/Diner (4.47 x 4.47m)

Spacious room with brick fireplace complete with charming log burner and wooden surround. Pleasant views over the garden. Please note the front door and hallway accessed through the lounge are not included within the tenancy.

FIRST FLOOR

Landing

Stairs leading to first floor landing providing access to family bathroom and first floor bedroom.

Family Bathroom (4.29m x 3.62m)

Spacious family bathroom comprising WC, sink unit and bath with Triton Alicante power shower over. Wooden wardrobes and door providing access to airing cupboard.

Bedroom 1 (4.96 x 3.57m)

Double bedroom with views over front garden and carpeted floor.



SECOND FLOOR

Stairs leading directly to second floor landing, providing access to Bedroom 2 and Bedroom 3.

Bedroom Two (3.16m x 4.5m)

Large double bedroom with window overlooking driveway. The floor is carpeted.

Bedroom Three (3.2m x 4m)

Further double bedroom with two windows with countryside views. The floor is carpeted.



CELLAR

Also included within this rental is a large and unique cellar space, providing storage across most of the footprint of the property.

SERVICES

The water is a private connection as is included as part of the rental. The central heating is supplied by LPG fuel. There is a septic tank drainage system and the maintenance and emptying of this is included within the monthly rent.

OUTSIDE

Lawned south-facing garden with patio and mature trees and paved rear and side courtyard. The Landlord has agreed to maintain the front lawn area and has included this in the monthly rent.

LOCAL AUTHORITY

Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ.

COUNCIL TAX BAND

Council Tax Band D

VIEWING

Strictly by appointment through the agent's Stone Office Tel: 01785 850866

LEASE: 6 or 12 months Assured Shorthold Tenancy

RENTAL: £ 750 per calendar month

DEPOSIT: £850

HOLDING DEPOSIT (Speak to agent about T&Cs): £170

Pets: Allowable at landlord's discretion

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The property is offered unfurnished, excluding any white goods stated in these particulars



ENERGY PERFORMANCE CERTIFICATE

Standon Mill Farm House Mill Lane Standon STAFFORD ST21 6RP		Energy rating E
Valid until 8 November 2031	Certificate number 2139-4129-8109-0231-1202	
Property type	Semi-detached house	
Total floor area	124 square metres	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

LOCATION



PROPERTY MISREPRESENTATION ACT, 1991: PLANS, SCHEDULES & DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered.

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