



Grove Bank Farm
Thorncliffe, Leek, ST13 7LP

£1,800 Per Calendar Month



Grove Bank Farm

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'Grove Bank Farm' is a three bedroom farmhouse available To Let which offers two reception rooms, fully fitted dining kitchen and utility, three bedrooms and family bathroom situated to the first floor. Externally, there is parking for two vehicles and sizeable lawns with hedgerow to the front aspect, enclosed area at the rear elevation. Benefiting from views over the surrounding countryside and located just a short drive out of the busy market town of Leek.

The rental payment includes water and septic tank. Unfurnished.
Viewing recommended.

Directions

From our Derby Street office proceed out of the town on the A53 Buxton Road. Continue along and take the right hand turn by the "Goa Indian Restaurant" towards Thorncliffe. Grove Bank Farm can be found on the right hand side just past 'The Reform' Public House as indicated by the Agent's 'To Let' board.

Hallway

Open staircase, radiator, beamed ceiling, tiled floor. Understairs Store.

Lounge

13'7" x 13'7" (4.15 x 4.15)

Fireplace incorporating AGA multi fuel stove, beamed ceiling, radiator, uPVC double glazed windows to front and side aspects.

Dining Room

13'7" x 13'5" (4.16 x 4.11)

Fireplace incorporating AGA multi fuel stove, radiator, uPVC double glazed window to front aspect, beamed ceiling.





Breakfast Kitchen
16'2" x 13'0" (4.93 x 3.98)
Excellent range of units comprising base cupboards and drawers with matching wall cupboards, Rangemaster cooker, work surfaces with inset one and a half bowl sink unit, built-in pantry, island incorporating cupboards and drawers, uPVC double glazed windows to rear and side aspects, stone floor.



Utility Room
12'0" x 11'9" (3.66 x 3.59)
Work surfaces with inset sink unit, range of cupboards, plumbing for washing machine, radiator, uPVC double glazed window to rear, external door.

First Floor Landing
uPVC double glazed window to front aspect.
Boiler Room - No Access Given.

Bedroom One
13'7" x 13'7" (4.16 x 4.15)
uPVC double glazed windows to front and side aspects, radiator.

Bedroom Two
13'10" x 13'6" (4.23 x 4.14)
with ornamental fireplace, radiator, uPVC double glazed window to front aspect.

Bedroom Three

13'3" x 12'3" (4.05 x 3.75)

uPVC double glazed window to side aspect, radiator.

Bathroom

11'7" x 8'4" (3.55 x 2.56)

Stand alone bath, wash hand basin, low level wc, corner shower cubicle, heated towel rail, uPVC double glazed window to rear aspect.

Outside

To the front aspect is a spacious lawn with hedgerow and parking for two vehicles.

Holding Deposit

Non-refundable Holding Deposit Requested: equal to one week's rent

PLEASE NOTE: A holding deposit will be requested from you if the landlord/s wishes to process your application. This will be to reserve the property you have applied for, while the reference checks are being carried out. The holding deposit will be retained by Graham Watkins & Co. if the applicant or guarantor withdraws from applying for the property, fails the referencing checks or fails to sign the tenancy agreement within 15 calendar days (or other date mutually agreed in writing).



Deposit

The deposit is typically equal to five weeks' rent (but may vary). The holding deposit and four weeks' deposit will be held together by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

Identification

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Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.



Council Tax & Local Authority

We believe this property is band E Council Tax and the Local Authority is Staffordshire Moorlands District Council.

Viewings

By prior arrangement through Graham Watkins & Co.

Wayleaves & Easements

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.