



Goldings Hopkiln Sherridge Road, WR13 5DE

£1,750 Per Calendar Month

Conveniently located 1 mile from the well-served village of Leigh Sinton, this converted hop kiln offers high specification, character accommodation over three levels. In brief, the property comprises: reception hall with cloakroom/WC, large breakfast kitchen with appliances, utility room, living room, three first-floor bedrooms with en suite to master and family bathroom, along with a further loft bedroom and shower room on the second floor. The property further benefits from a southerly aspect garden, double glazing, oil central heating and off-street parking. Available from August 2025 on an unfurnished basis. Sorry, no smokers. Pets are considered at the landlord's discretion.

This attached red brick former hop kiln is full of character and has been finished to an exceptional standard with high grade kitchen and bathroom facilities. The property has full oil central heating, burglar alarm, private garden and off road parking. Located just one mile from the village of Leigh Sinton and on a school bus route into Malvern the property is available for a long lease.

Reception Dining Hall

A recessed entrance porch with expansive glazing leads into the large Reception/Dining Hall, with staircase rising to the first floor and access to the downstairs rooms. Tiled flooring, under stairs storage cupboard.

Cloakroom

Fitted with a low level WC, wash basin and cloaks storage.

Breakfast Kitchen 15'1" x 14'6" (4.62 x 4.43)

Fitted to a high standard with a range of base and eye level units with granite work surfaces over, tiled flooring, large fridge freezer, integrated dishwasher and range cooker with canopy hood over. Worcester boiler. Double glazed windows to three sides. Ample space for a large dining table and access to:

Utility Room 5'11" x 5'9" (1.81 x 1.77)

With washing machine and tumble dryer, base and eye level storage with working surfaces over and tiled flooring.

Living Room 19'3" x 15'7" (5.89 x 4.77)

A lovely room having expansive double glazed doors taking full advantage of the rural views and opening onto the terrace area. Double wooden doors lead in from the hallway. Tiled flooring and two radiators.

Landing

With doors to all rooms, radiator and further staircase to the Upper Floor.

Bedroom One 14'7" x 13'4" (4.47 x 4.08)

A light and sizeable room with double glazed windows to two sides providing pleasant views across adjoining fields, radiator. Door to:

En Suite Shower Room

Fitted with a large shower cubicle, wash hand basin and low level WC. Ladder heated towel rail and tiled flooring.

Bedroom Two 15'6" x 14'6" (4.74 x 4.43)

A further large double bedroom with double glazed windows to two aspects and radiator.

Bedroom Three 16'0" x 7'10" (4.88 x 2.40)

Double bedroom with double glazed window to front aspect.

Bathroom

Beautifully fitted with a double ended bath, wash hand basin, low level WC and separate shower cubicle. Window to front aspect, two ladder heated towel rails, shaver point and tiled flooring.

Upper Floor

From the Landing the staircase rises to the Second Floor into a sizable Hobbies/Study Room with under eaves storage and window. From here a door leads into a further shower room and:

Bedroom Four 9'1" x 9'0" (2.79 x 2.76)

(Restricted head height) Double bedroom with two velux windows and radiator.

Shower Room

Fitted with a tiled shower cubicle, wash hand basin and low level WC. Radiator, heated lower rail, tiled flooring and velux window.

Outside

Laid mainly to lawn with further patio area enjoying stunning views towards the Malvern Hills The gardens are surrounded by mature hedging which adjoin open fields. The property has the benefit of off road parking.

Council Tax Band

We understand that this property is council tax band E.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Tenancy Unmanaged

This Tenancy will be managed by the landlord.

The tenancy agreement will be set up on an initial 6 months period.

Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an

appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned reference decision (including any guarantors), correct Right-to-Rent documents and a tenant signed Assured Shorthold Tenancy Agreement.

Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

Tenancy Fees

Where pets have been accepted there will be an increased rental payment of £10.00 pcm per pet for the duration of the tenancy.

Security Deposit (per tenancy. Rent under £50,000 per year) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request): Should the tenant wish to leave 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

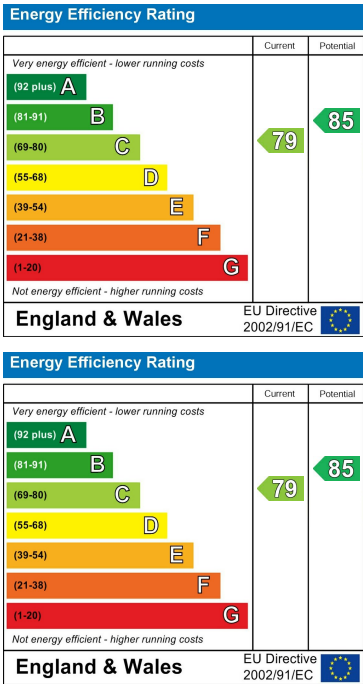
start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

Area Map



Energy Efficiency Graph



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.