



## Little Paddocks Hawthorn Lane

Newland, Malvern, WR13 5BD

£2,250 Per Calendar Month



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Situated towards the end of a single track driveway, this beautifully refurbished cottage offers stylish accommodation comprising entrance hall, boot room, living room with inglenook fireplace, dining room, breakfast kitchen, utility room and cloakroom. To the first floor are four bedrooms, the master with a luxury en suite bathroom and a further family bathroom with additional walk in shower area. There are generous lawned gardens to the rear and ample off road parking for numerous vehicles to the rear. Viewing is via the Agent.

### Entrance Porch

A large Entrance Porch leads to a timber and glazed entrance door which in turn leads into the Reception Hall

### Reception Hall

The staircase rises to the First Floor Landing with exposed beams, radiator, door to Living Room and further door to the Boot Room.

### Boot Room

Double glazed window to front.

### Living Room

19'9" x 12'5" into bay (6.03 x 3.80 into bay)

A lovely room with Inglenook fireplace with oak lintel housing woodburning stove set upon a flagstone hearth. Two double glazed windows overlooking the garden, two radiators, exposed ceiling, timbers, wall lighting and Oak latched door leading into:

### Dining Room

12'10" x 13'10" (3.93 x 4.23)

Double glazed French doors provide access to the patio seating area to the rear of the property. Radiator and door to:

### Breakfast Kitchen

21'9" x 13'10" (6.64 x 4.22)

The stylish Breakfast Kitchen is fitted with a range of cream fronted shaker style base units under a wood effect working surface with ceramic one and a half bowl sink unit with spray head, mixer tap. A central island unit provides additional seating and storage and the central focus of the kitchen is the Claret oil fired Aga and a large pantry store cupboard completes the kitchen. The kitchen is complemented by integrated appliances including a fridge, dishwasher and wine cooler. Tile effect flooring, tiled splash backs, under unit lighting and spotlighting. Two double glazed windows overlooking the rear garden with views of the Malvern Hills and double glazed French doors leading to the front elevation.

### Utility

11'1" x 9'10" (3.38 x 3.0)

Fitted with white base units with wood effect work surface over and stainless steel sink unit with mixer tap. Flooring as in the kitchen, Beko electric cooker opening to the Side Lobby and door to:

### Cloakroom

Fitted with a low-level WC, radiator, and extractor event.

### Side Lobby

Ideal for boot and coat storage with door to front elevation.

### First Floor Landing

From the Reception Hall the staircase rises to the First Floor Landing with double glazed window to front, radiator and doors to all rooms.

### Master Bedroom

16'6" x 13'9" (5.03 x 4.2)

A splendid light room, having two double glazed windows to the rear overlooking the garden and the Malvern beyond. Further double glazed window to front overlooking open farmland. Radiator, door to eaves storage cupboard, built-in double wardrobe, and further built-in cupboard with shelving.

### Luxury En Suite

Fitted with a deep double ended bath with central mixer, tap and shower attachment, oversized walk-in glazed shower cubicle with mains shower with additional rainfall, showerhead. Vanity wash basin with cosmetic drawers below and low level WC. Double glazed window to side, shaver point, exposed timbers, tiled splash back and vertical radiator.

### Bedroom Two

10'9" x 9'9" (3.30 x 2.99)

Double glazed window to rear, radiator

### Bedroom Three

2.23 x 3.32

Double glazed window to side with rural views, radiator and built-in storage cupboard with shelving.

### Bedroom Four

10'6" x 11'2" (3.21 x 3.41)

Double glazed window to side, radiator and built-in storage cupboard with shelving.

### Bathroom

The bathroom is recently fitted with a panelled bath with antique style mixer with handheld shower attachment, impressive vanity unit with cosmetic storage below, and under mounted basin to a marble surface. low-level WC, wall lighting, would affect flooring and opening to a walk-in wet area with main shower with additional rainfall, showerhead and period style radiator with adjoining heated towel rail.

### Outside

Approach through timber gates, a large gravel frontage provides ample parking and turning space for several vehicles. Gated access leads to the large lawned gardens which are enclosed by mature hedging.

A patio seating area adjoins the rear of the property.

### Council Tax Band

We understand that this property is council tax band F.

This information may have been obtained via [www.voa.gov.uk](http://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.

Tel: 01684 561866



## Tenancy Managed

This Tenancy will be managed by Denny & Salmond on behalf of 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.

## Agents Note

The Landlord has advised that further storage, home office and entertainment room could be available at an additional charge.

There will be an additional monthly charge for gardening services, water rates and sewerage. Details of this will be provided before any tenancy proceeds.

## Additional charges and special conditions

The broadband that is installed at the main house which can be used by the rental property, is Star Link, a high-speed broadband service. They currently get 142mbps-295mbps download speed. You can use the main house broadband - the landlord will charge £30-£40 a month for it.

The additional charges and other special conditions on the tenancy are listed below:  
Special Conditions:

It is agreed that Little Paddocks will pay a contribution of Council Tax of £1500 per annum and water and sewage £259 per annum. This equates to £146.58pcm and will be invoiced by the Landlord alongside the monthly rental.

The Tenants must agree to settle gardening costs to cover fuel and lawn mower at £35 per week to include mowing, strimming, attending to planting beds and hedge cutting. This will be invoiced directly from the Landlord to the Tenants.

The electricity supply for Little Paddocks is via a sub-meter. It must be agreed by all parties that the Tenants will photograph this and provide to the Landlord on a monthly basis in order that they may be invoiced accordingly.



Road Map



Hybrid Map



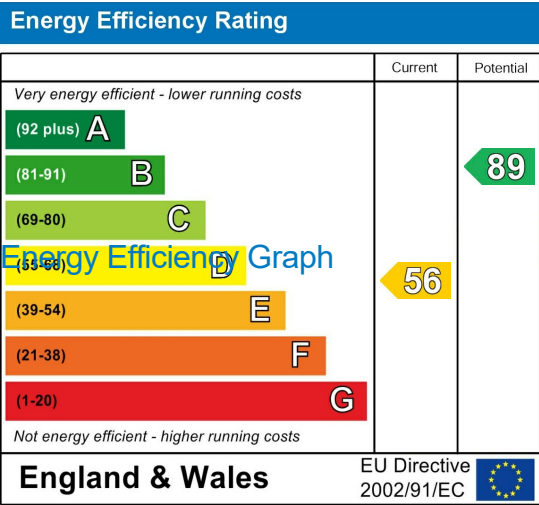
Terrain Map



Floor Plan

Viewing

Please contact us on 01684 561866 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.

