



Hill Field Farmhouse, Buildings and Paddock

Shuttleworth Lane, Cosby, Leicester, Leicestershire, LE9 1RF



To Let – £1,850pcm

Hill Field Farmhouse, Buildings and Paddock.

An exciting opportunity to let a quiet country property with the option to rent further buildings and amenity land, located near to the village of Cosby, Leicester.

LOCATION

Hill Field Farm is located off Shuttleworth Lane near the village of Cosby via its own private roadway. It is easily accessible from a number of other larger conurbations including Broughton Astley (3.0miles/4.8km), Whetstone (3.9miles/6.3km) and Leicester (5.7miles/9.2km).

Cosby village offers numerous amenities such as a local golf course, public house, convenience stores, cafés and food outlets.

DESCRIPTION

The Farmhouse consists of four bedrooms, three reception rooms, kitchen diner and bathroom with shower. It benefits from a cellar, conservatory, and a spacious garden. The incoming Tenant will be responsible for all areas outlined in blue on the front page of the brochure. A definitive plan will be provided with the tenancy agreement. The property is heated by an oil-fired central heating system and serviced with a waste treatment/septic plant.

The Property will be newly refurbished with carpets and an updated bathroom. The property includes four stables, an outhouse, garden shed and a garage block suitable for up to four vehicles. The part completed annex is also included within the letting, which can be used for storage or subject to a renovation agreement between parties.

EPC score: D (61) and the council tax band being a D.

Pets are considered and 0.64 acres orchard is available to let on a separate grazing agreement.

ACCESS AND HIGHWAYS

The house is accessed through the farmyard off Shuttleworth Lane via the private accessway.

TENANCY AGREEMENT

The Farmhouse will be let on a 5 year Assured Shorthold Tenancy at a rent of **£1850.00** pcm with the additional buildings on separate agreements. A deposit of £2,134.00 will be payable on the signing of the agreement.

ADDITIONAL BUILDINGS TO LET

Additional agricultural buildings can be made available, as seen in the schedule and plan below all subject to separate agreement.

- Partly converted barn conversion (highlighted in Green above) with the ability for a variety of uses, subject to obtaining planning permission.
- 2x enclosed workshops with one benefiting from an inspection pit.
- Open fronted Agricultural buildings suitable for agricultural machinery storage.

SERVICES

The house is serviced with mains water, oil central heating and mains electricity. Upon request, mains electrical and water connections can be made available to all buildings which will be separated and sub metered.

LOCAL AUTHORITIES

Harborough district
Website: www.harborough.gov.uk
Tel: 01858 828282

VIEWINGS

Viewings available upon request and arranged via Mather Jamie. Neither the vendors nor the Agents are responsible for the safety of those viewing the property, and any persons taking access do so entirely at their own risk.

ENQUIRIES

For further information with regard to the property, please contact: -

Agent: **Mather Jamie Ltd;** 3 Bank Court, Weldon Road, Loughborough, Leicestershire LE11 5RF

Contact: **Sam Woodhouse**

Tel: 01509 233433

E-mail: sam.woodhouse@matherjamie.co.uk

AGENTS' NOTE

For clarification, we wish to inform prospective purchasers that we have prepared these letting particulars as a general guide.

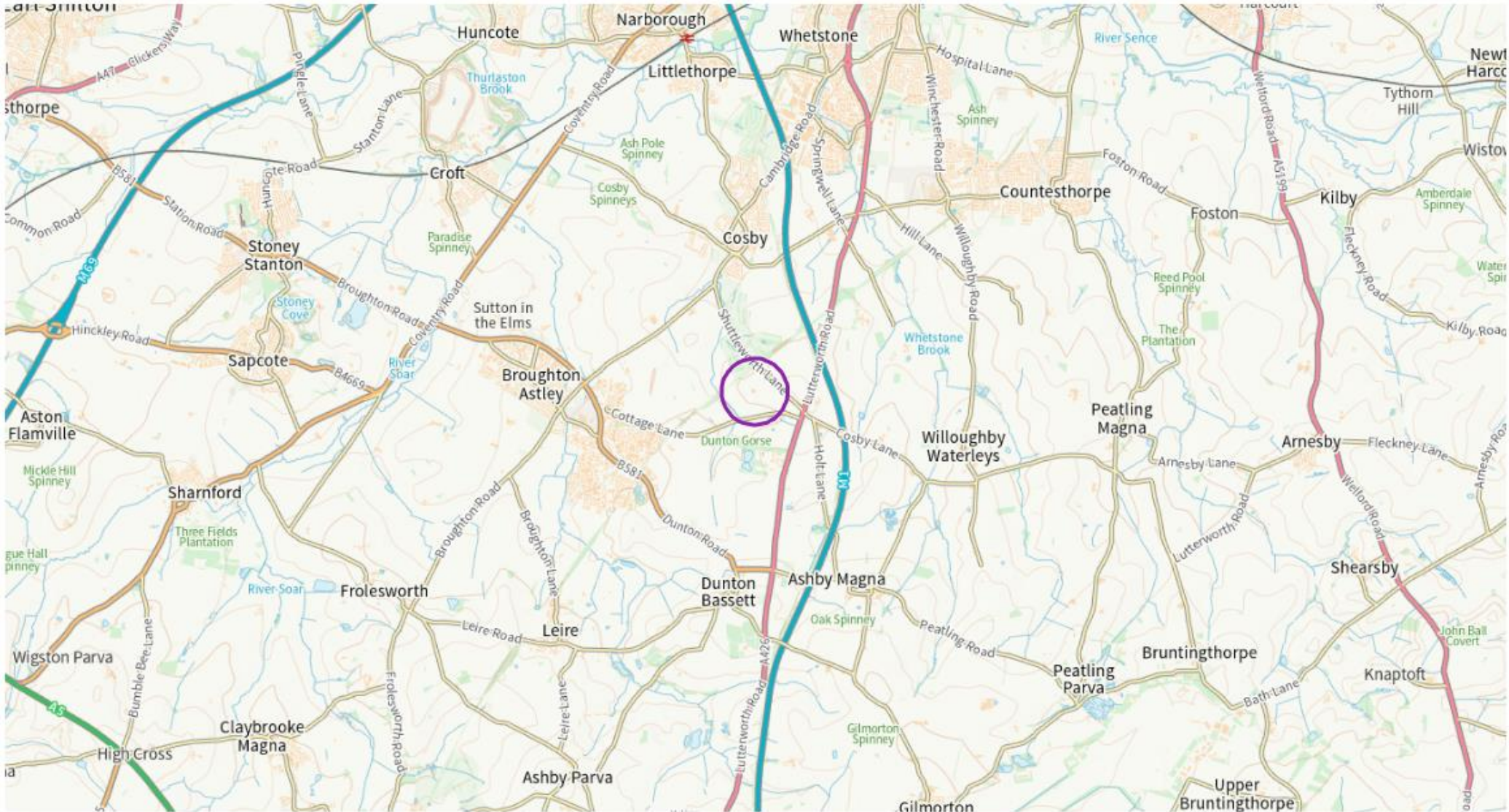
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All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

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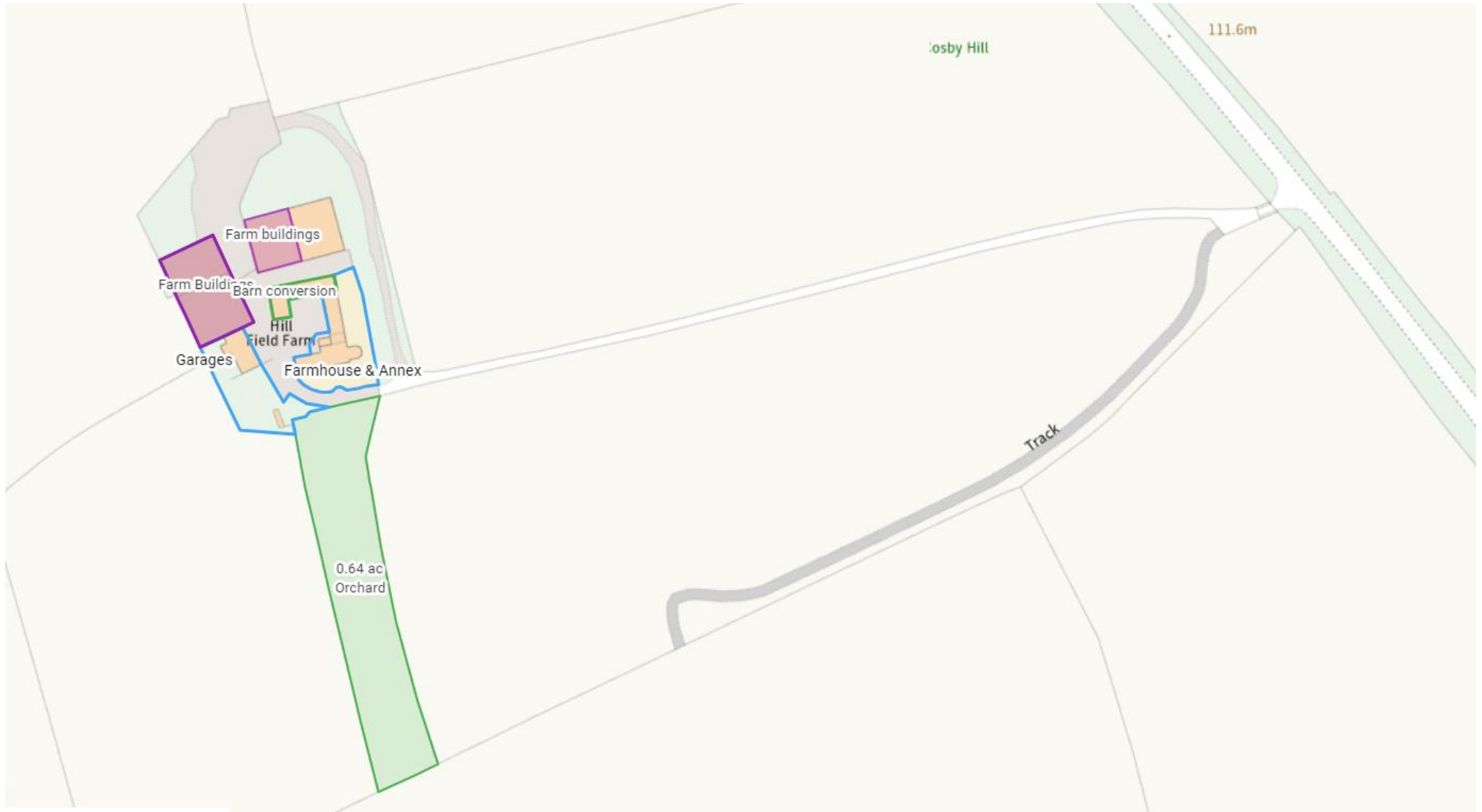


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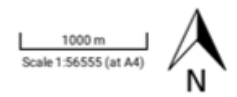


**MATHER
JAMIE**

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Partly converted barn conversion





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