

ALDERMINSTER FARMHOUSE

**Alderminster Farm
Alderminster
CV37 8BP**

£4,000 pcm



Alderminster Farmhouse is a five bed Georgian/Victorian Farmhouse set in an attractive courtyard with further houses converted from the adjacent barns, occupying a very pleasant position close to the surrounding Stour Valley countryside. The property has the benefit of oil-fired central heating throughout and amongst the seventeen rooms, the property offers en-suite bathrooms in each bedroom with a very large master suite with walk in wardrobe, sitting area and large en-suite with freestanding bath and separate shower. As well as the sitting room and dining room, there is also a modern kitchen with an AGA, breakfast room, large utility room and office/family room, all of which has been finished to a very high standard



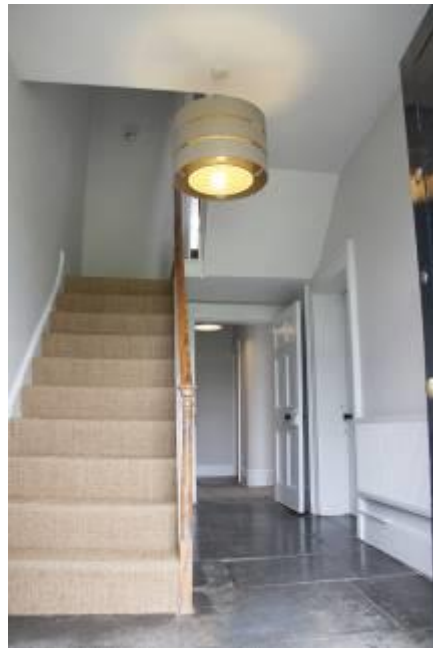
Location and Description

Alderminster is an attractive and popular Warwickshire village, straddling the A3400 some 5 miles south of the thriving market town of Stratford-upon-Avon which offers excellent shopping, cultural, educational and recreational facilities. The village of Alderminster is surrounded by delightful open countryside with distant southwesterly views towards the Cotswolds. It has a church, village hall and the Bell Inn, which is renowned for its excellent food. The neighboring villages of Preston on Stour and Newbold on Stour have a village shop and post office. In addition, a good road network ensures ease of access to many important centres including Shipston-on-Stour, Warwick, Leamington Spa, Cheltenham and Oxford. Main line train services run from Stratford, Banbury, Moreton in Marsh and Leamington Spa, and the motorway network with the M5, M6, M42 and M40 motorway enables fast travel throughout the Midlands and to London and the South. The National Exhibition Centre, the National Agricultural Centre and Birmingham International Airport and Station are all located within half an hour or so.

Approached by a gravelled path with lawn to the front, private parking to the side and a doorway through to the back garden

Leading to:

Entrance Hall with flagstone floors, door to the cellar, sitting room and dining room with overhead light.



Sitting Room 4.9m x 4.25m (16.1 x 13.11ft) having two windows to the front and side of the property, fitted with curtains and blinds, working fireplace with woodburning stove and stone surround and two chandeliers.



Dining Room 4.9m x 4.25m (16.1ft x 13.11ft) with windows to the front and side, natural oak floor, open fire with stone surround, fitted curtains and blind, chandelier, wall lights and picture light.



Kitchen 5.72m x 4.82m (18.9ft x 16ft) with wooden French doors leading to the rear garden, back staircase leading to first landing and flagstone floors. Cassis and white gloss kitchen units with soft close drawers and centre island with brushed steel hob, granite top, Belfast sink and re-conditioned AGA. Fully integrated dishwasher and built under larder fridge.



Door leading to:

Utility Room 4.62m x 2.82m (15.2ft x 9.2ft) window facing the side of the house with fitted Venetian blind. Flagstone floor, white gloss units with soft close drawers and granite top. Single Belfast sink with single lever tap, white Hoover washing machine, white Hoover condenser dryer and halogen spot lights.



Breakfast Room 4.87m x 3.69m (16ft x 12.1ft) with windows overlooking the rear garden and back patio with door leading outside. Fitted curtains and Roman blind, flagstone floor and Cove woodburning stove situated within a stone fireplace.



Door leading to:

Office/Family Room 4.6m x 3.68m (15.1ft x 12.1ft) having windows overlooking the patio and side of the house with fitted Venetian blinds, flagstone floor and original features.



Side Entrance leads to:

Back Hallway with flagstone floor, coat hooks and door leading to **WC**.

Main Staircase with natural wooden banisters and spindles lead to:

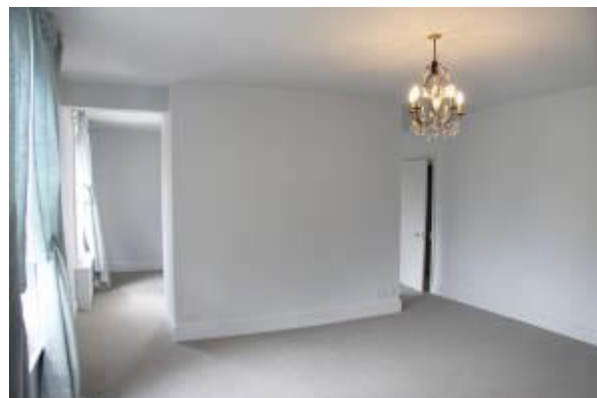
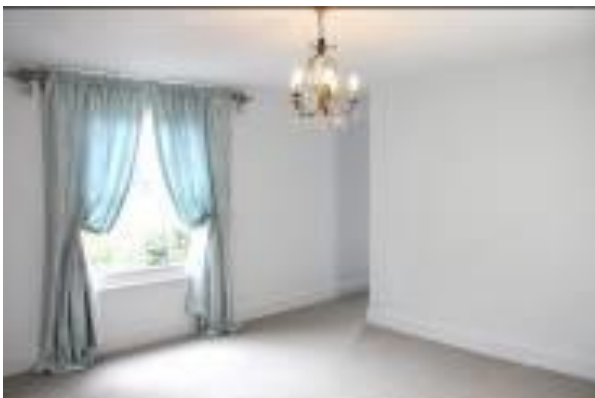
First Floor Landing with window to the front of the property fitted with a Roman blind and chandelier. Doors lead to bedrooms 2 and 3.



First floor landing leads to:

Master Suite comprising:

Master Bedroom 4.85m x 4.82 (15.11ft x 15.10ft) with windows over looking rear garden, full length fitted curtains with tie backs and chandelier.

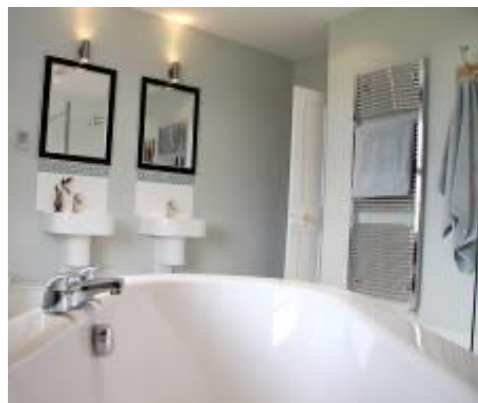


Leads through to sitting area 4.87m x 3.69m (16ft x 12.1ft) with feature fireplace and stone surround.



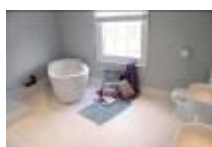
Door leads to **walk-in wardrobe** with shelving and hanging rails and **Ensuite**

Master Ensuite with stand alone white pool bath, two semi pedestal sinks with mirrors and overhead lights, white toilet, heated towel rail and chrome thermostatic shower. Window overlooking the side of the property fitted with a Roman blind.

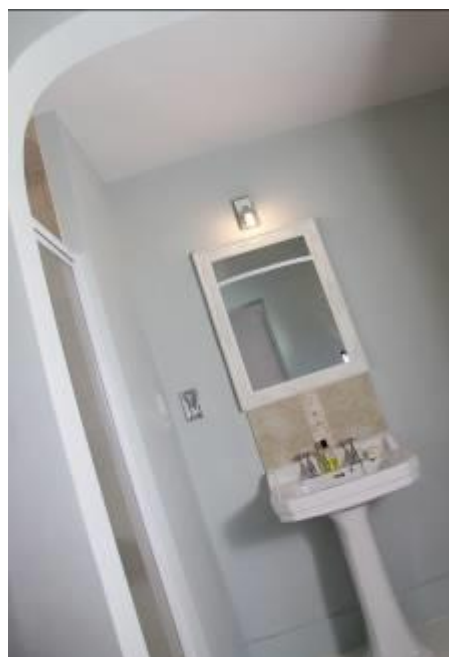


Door from first floor landing of Master Suite leads to:

Study with window overlooking the side of the property with Venetian blind and cupboard housing mega flow system and racking.



Bedroom 2 4.9m x 4.25m (16.1ft x 13.11ft) with window facing to the front of the property and fitted curtains with tie backs. Feature fireplace, chandelier and door to **ensuite** with separate shower, pedestal sink with tiled splash back and mirror over, white bath and toilet.



Bedroom 3 4.29m x 3.29m (14.1ft x 10.10ft) with window to the front and fitting curtains with tie backs. Feature fireplace and door leading to **ensuite**

Bedroom 3 Ensuite with window overlooking the rear garden fitted with a Venetian blind. White full pedestal sink with mirror and overhead light. White bath with wood panel, shower over with glass screen and white toilet. Storage cupboard with shelving.



Stairs lead to second floor landing:

Second Floor Landing window to the front of the property fitted with a Roman blind and spotlights. Doors to bedrooms 4 and 5, roof hatch leading to loft.



Bedroom 4 4.23m x 3.33m (13.11ft x 10.11ft) with window facing to the front with fitted curtains, chandelier and feature fireplace. Door leads to ensuite.



Bedroom 4 Ensuite with window fitted with a Roman blind facing the rear of the property. White toilet with pedestal sink and splashback. Mirror over, wall lights, white bath with wood paneling, chrome shower, glass screen and cupboard with shelving.



Bedroom 5 4.9m x 4.25m (16.1ft x 13.11ft) with window to the front and fitted curtains. Feature fireplace, spot lights and door leading to **Ensuite** with white toilet, pedestal sink with mirror above and corner shower.



Outside

Extensive lawns to the rear of the property with beautiful views over the Stour valley. Patio area around the side with gravel and Indian stone paved areas. Two brick outhouses with electrics.



General Description

Services

Mains services including electricity, water and drainage are connected to the property. A telephone is connected subject to the usual British Telecom transfer regulations. Heating is by way of the Worcester oil fired central heating boiler located in the boiler room. The boiler is serviced annually and recharged to the tenant.

Assessment

The property is assessed under the Council Tax Band G (2023 – 2024 £3,546.95 Stratford-upon-Avon District Council).

Maintenance

To enable the Alscot Estate to keep their properties to a high standard we employ our own building team of carpenters and bricklayers.

Rent

The property is to be let by an assured shorthold tenancy subject to satisfactory references for £4,000 per calendar month payable in advance, exclusive of all outgoings.

Application

All applicants are required to complete a pre-application form which is available at the Estate Office.

Applicants wishing to proceed with the letting must complete the Rentshield Application Form which will be forwarded by email.

Deposit

A deposit is required of 5 weeks rent which is refundable at the end of the tenancy providing there has been no more than fair wear and tear to the property. Your deposit will be protected under the Deposit Protection Service (www.depositprotection.com)

Viewing

Strictly by prior appointment with the Estate Office on 01789 450451 or contact@alscot.co.uk

Energy Performance Certificate



Alderminster Farm House Alderminster Farm, Alderminster, STRATFORD-UPON-AVON, CV37 8BP

Dwelling type: Detached house Reference number: 8870-6629-7680-4300-1222
 Date of assessment: 20 January 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 25 March 2020 Total floor area: 334 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

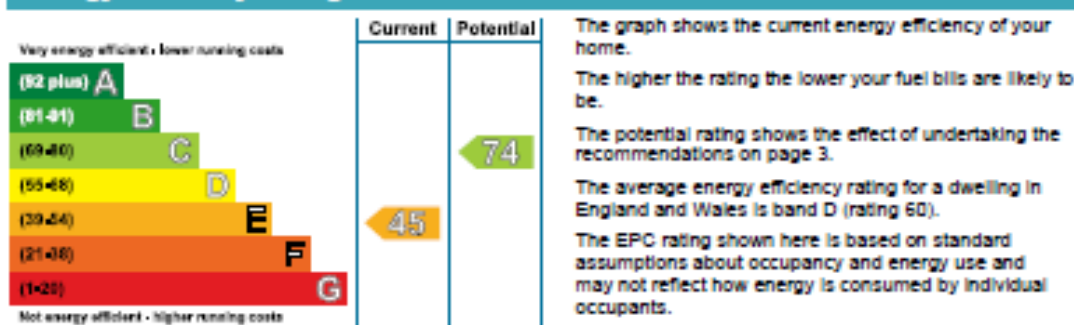
Estimated energy costs of dwelling for 3 years:	£ 9,264
Over 3 years you could save	£ 4,320

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 801 over 3 years	£ 447 over 3 years	
Heating	£ 7,980 over 3 years	£ 4,197 over 3 years	
Hot Water	£ 483 over 3 years	£ 300 over 3 years	
Totals	£ 9,264	£ 4,844	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,745
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 249
3 Draught proofing	£80 - £120	£ 126

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Floor Plan



IMPORTANT NOTICE

Alscot Estate for themselves and for the Owners of this property whose Agents they are give notice that:-

1. The particulars are prepared as a general outline only and are for the guidance and convenience of intended Tenants.
2. All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
3. Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
4. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Tenants should satisfy themselves as to the condition and details generally.
5. Any photographs show only parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made for parts of the property which are not shown in the photographs.
6. Descriptions of a property are inevitably subjective and descriptions contained herein are used in good faith as an opinion and not by way of a statement of fact.