MANOR FARM HOUSE  
STURTON  
NORTH LINCOLNSHIRE  
DN20 9DL  

TO LET  
An impressive 7 bedroom farm house with office facilities set in grounds of 1.59 acres or thereabouts  

Good location within easy reach of the M180 and Brigg (3 miles) and Scunthorpe (6 miles).  

£950 pcm – UNFURNISHED  
An administration fee of £100 incl VAT will be payable by the successful applicant before we take out references.
GENERAL REMARKS

An impressive, detached, Listed 7 bedroom farmhouse with office to the rear standing in grounds extending to 1.59 acres or thereabouts.

Manor Farm House is positioned on the westernmost edge of Sturton which immediately adjoins the village of Scawby which includes a village shop, post office, and public house, with a bus service to Brigg (3 miles) and Scunthorpe (6 miles).

SERVICES

Mains drainage, electricity, gas, and water are connected to the property. Central heating is to radiators from a gas-fired boiler.

LOCAL AUTHORITY

North Lincolnshire Council
Church Square House
PO Box 42
Scunthorpe
North Lincolnshire DN15 6XQ
tel. no. 01724 296820

OUTGOINGS

The property is in Council Tax Valuation Band G and the rates payable for the year ending March 2013 amount to £2604.70.

The property is served by a water meter.

TENANCY

A refundable deposit of £1,500 will be collected at the start of the tenancy, together with the first month’s rent of £950. If you wish to keep any pets at the property the refundable deposit will increase to a sum equivalent to two months rent. The deposit will be returned at the end of the tenancy provided the Tenant has fulfilled all obligations.

The property is available by negotiation, unfurnished, under an Assured Shorthold Tenancy for a term of up to 5 years.

The rent is payable monthly in advance by standing order, with the tenant paying all outgoings.

APPLICATION

Initial applications should be made direct with Jas Martin & Co. on the form attached.

Viewings will be arranged thereafter which are STRICTLY BY APPOINTMENT WITH THE AGENTS.

References and a financial check will be required for the successful applicant who will be required to provide the Agent with a non-refundable cheque for £100 including VAT towards the cost of taking out references and preparing a tenancy agreement.

Energy Performance Certificate available upon request from Letting Agents.
Manor Farmhouse, Sturton

The accommodation comprises:-

Ground Floor

Entrance Hall: shuttered pair of front doors.

Main Hall Area: 4 radiators, cantilevered staircase, shuttered window.

Sitting Room: 2 radiators, fireplace with tiled hearth and surround, picture rail and coving, shuttered window, double doors opening into Main Hall.

Dining Room: 2 radiators, fire place, carved wooden surround and mantelpiece, dado rail, picture rail, and coving, shuttered window.

Cloakroom: radiator, stand along Heatrae Sadia shower unit, vanity unit, low level W.C., half tiled wall.

Store Room:

Back Staircase:

Service Cupboard:

Study: 2 radiators, door to outside

Inner Hall

Pantry: Shuttered window

Kitchen/Breakfast Room: radiator, fitted kitchen and breakfast area, wall and floor mounted units, worktops and sink. Tiled floor, 2 shuttered windows.

Scullery: Wall-mounted Ideal Classic NF Fanned Flue Gas Boiler, Belfast sink. Door to outside.

First Floor

Landing: 2 radiators

Bedroom 1: (double front elevation) with En-suite

Ensuite: modern bathroom with standalone bath, W.C. Pedestal wash hand basin,

Bedroom 2 (double-front): radiator.

Bedroom 3 (double-south): radiator.

Bathroom: radiator, large circular bath, pedestal hand basin, airing cupboard with lagged hot water cylinder.

Cloakroom: Low level W.C., small handbasin.

Rear Landing

Bedroom 4 (east): radiator, vanity unit.

Bedroom 5 (double front): radiator.

Bedroom 6 (double front): radiator, handbasin with cupboard below.

Bedroom 7 (east): radiator, handbasin with cupboard below.

Outside

3 store sheds.

Office Block

Ground Floor

Entrance Hall: 2 radiators. Understairs cupboard.

Reception Area: radiator.

Office (large): 2 radiators

Office (small) radiator

Cloakroom: radiator, Mira Sport shower unit, low level W.C. small handbasin, half tiled walls.

First Floor

Comprising one large room: 4 radiators

Outbuilding constructed of brick and pantile comprising 2 store rooms.

Range of outbuildings of traditional stone and brick and pantile construction comprising

- 4 bay cart shed open facing on north side
- Summer house on south side.

Single Garage.

Double Garage: open fronted.

Outside

Hard tennis court (in need of resurfacing)

Tarmac front drive.

These particulars and plans are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations, but they are otherwise not intended to be relied upon in any way or for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the vendors are to be or become under any liability or claims in respect of their contents. In the event of the Agents supplying any further information or expressing any opinion to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.
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APPLICATION FORM FOR LETTING: Manor Farm House Sturton, Brigg, North Lincolnshire, DN20 9DL

Applicants are requested to complete and return this application form and arrangements will then be made for applicants who are short-listed to view the property. Please note that all information provided on this form will only be used in connection with applications for properties through this firm.

1. Applicant(s) (Block Capitals please)

   Name & Address  Telephone  Age  Email

   1)  

   2)  

2. Details and Ages of other members of your Family who will be living with you:

3. Details of any Pets:

4. Details of your Employment:

   Employer:
   Job Title:
   Annual Salary: £
   Other Income (Tax Credits, etc.): £
   Commencement of Employment:

5. Do you own your existing house? If not please give name & Address of existing landlord and/or his Agent

6. Any other relevant information:

   (e.g. why you wish to move from your present location)

7. Would you like to be considered for any other properties that Jas Martin & Co. may have to Let?

   Which area are you looking in?
   How much rent per month can you afford to pay?

8. Before formalising any tenancy agreement, we will need to check your credit rating. Please state here if you or any person that would be living at the property have any Bankruptcy Petition or Order, County Court Judgment, Individual Voluntary Arrangement or other arrangement or composition with your creditors that would affect your rating.

   YES/NO

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