

STAGS

Winford Farm Higher Halstock Leigh, Yeovil, Somerset BA22 9QX

Beautifully presented unfurnished detached farmhouse in rural location.

Halstock 1.5 miles, Sutton Bingham Reservoir 3.5 miles, Beaminster 6.5 miles, Yeovil 7 miles

• Four Bedrooms • Heated Swimming Pool • Lovely Gardens / Orchard / Vegetable Garden • Parking / Garage / Car Port • Pets (terms apply) / Children Considered • Available Immediately • 12 Months Plus • Deposit: £2,307 • Council Tax Band: F • Tenant Fees Apply

£2,000 Per Calendar Month

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DESCRIPTION

Winford Farm is constructed principally of stone with part-rendered exterior elevations, with brick quoins and contained beneath a mostly slate roof with a small tiled roof section to the rear. The property benefits from well proportioned rooms, oil fired central heating and fully double glazed windows.

ACCOMMODATION INCLUDES

Entrance porch with quarry tiled floor and glazed door to the entrance hall with tessellated floor, stairs to first floor and glazed door to rear veranda. Sitting room with bay window to front, recessed AGA log burner with recessed cupboards on either side, two steps rise to a glazed door which opens into the garden room with tiled floor and door to front. Adjoining room with tiled floor and shelving. Door to veranda and door to the shower room comprising; shower cubicle, high level WC and wash hand basin. On the far side of the hallway can be found the dining room with bay window to front, recessed log burner with recessed cupboards and shelving to either side. Study with flagstone flooring, window to side and extensive shelving. Walk-in pantry and adjoining laundry room with space and plumbing for washing machine and tumble dryer, original water pump and door to the veranda. Kitchen/breakfast room comprising 2 ¼ bowl single drainer sink unit with mixer taps and adjoining stainless steel worktop, range of floor and wall mounted cupboards and drawers, recessed former fireplace with inset Grant oil fired boiler with over mantle. Range of built in cupboards, electric cooker with hood over, quarry tiled floor and window bench seat.

Stairs from the hallway lead to the landing with sash window to rear and trap access to the fully insulated roof void. Bedroom one with two sash windows to front, porcelain sink and marble shelving. Bedroom three with window to front, picture rail, vanity unit with inset wash hand basin. Bathroom comprising; enamelled bath with shower over, bidet and wash hand basin. Bedroom four with window to rear and corner shelf. Cloakroom with low level WC. Bedroom two with window to rear, vanity unit with inset wash hand basin with cupboards under, wall mounted cupboard and fitted bookshelves.

OUTSIDE

To the west of the farmhouse is a driveway providing ample parking and turning along with access to the detached garage and carport, connected with power, water and light, with a log store to the rear and oil tank.

To the front of the farmhouse is a stone wall with a picket gate and pathway leading to the front door, and easy to maintain front garden. To the rear of the property is a covered veranda with a glass roof and plant room for the swimming pool. The rear garden is laid mainly to lawn with mature trees, shrubs and hedges. To the side of the property is the heated swimming pool with paved surround and summer house/changing room with power and light. The arch in the hedge provides access to the vegetable/fruit garden with raised vegetable beds with a further gate into the adjoining orchard.

SERVICES

Electric - Mains connected
Water - Mains connected
Drainage - Private drainage, Vortex sewage treatment plant installed Sept 2024
Heating - Oil fired central heating and Woodburner
Broadband Available: ADSL under 24 Mbps Ultrafast 100 - 999 Mbps



(ofcom)
Mobile Available: O2 (limited) (ofcom)
Local Authority: Council Tax Band F

SITUATION

Winford Farm is situated within this wonderful hamlet, which lies approximately 1 ½ miles west of Halstock, which boasts a community general store/post office, together with a most active community hall. Sutton Bingham Reservoir is located within 3 ½ miles of the property where you can enjoy fishing, sailing and wildlife walks. The market town of Beaminster is within 6 ½ miles and Yeovil 7 ½ miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo.

DIRECTIONS

From Yeovil head south on the A37 towards Dorchester. After approximately 2 miles turn right signposted Sutton Bingham and Halstock. After 3.5 miles in the centre of Halstock turn right at the grass triangle and leave the village passing the village hall on your right hand side. Continue on this lane and after approximately 1.5 miles, Winford Farm will be seen on the right hand side clearly.

What3Words: Duplicate.Slim.Forget

LETTINGS

The property is available to rent for a period of 12 months plus on a Renewable Assured Shorthold Tenancy unfurnished and is available Immediately. RENT: £2,000 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased by £25pcm per pet. DEPOSIT £2,307 returnable at end of tenancy subject to any deductions.

All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service Usual references required. No Smokers. Pets (terms apply) / Children Considered. Viewing strictly through the agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.
For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.















IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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