



Wingfield Hall Barn
Wingfield
Suffolk, IP21 5QX

Rent: £1,650 pcm





A beautifully presented 4 bedroom barn conversion with cart lodge, large gardens and pond, set in a rural location.

Directions: From the A140 at Scole, take the A143 towards Harleston and at Billingford, turn right. At the end of the road, turn left and follow this road towards Stradbroke. After approximately 6 miles turn left signposted Harleston and then take the next left for Wingfield/Syleham, after approximately 400 yards turn right into Wingfield Hall and follow the drive to the left where signposted.

Property: A stunning barn conversion set in a quiet rural location. Ample accommodation includes three reception rooms and four double bedrooms, two with en-suites. The property also benefits from a fully fitted kitchen, utility room and family bathroom. The main entrance room boasts high ceilings and a wood burning stove.

Outside: The grounds are laid to lawn with a large shingled drive and double cart lodge to the front. Boasting countryside views and an unfenced pond to the rear.

Services Mains electricity and water are connected. Sewage treatment plant and oil fired boiler serving hot water and heating.

Terms of the Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial fixed term of 6 months.

Tenancy Agreement: A draft copy of the agreement will be available for inspection at the Agent's offices.

Rent: The rent, exclusive of all outgoing and Council Tax will be £1650 per calendar month, payable monthly in advance by standing order. All further outgoing will be the responsibility of the Tenant.

Deposit: A deposit of one and a half month's rent will be payable to the Agent on signing the tenancy agreement. This will be held in a government-approved deposit protection scheme by either the Landlord or the Agent.

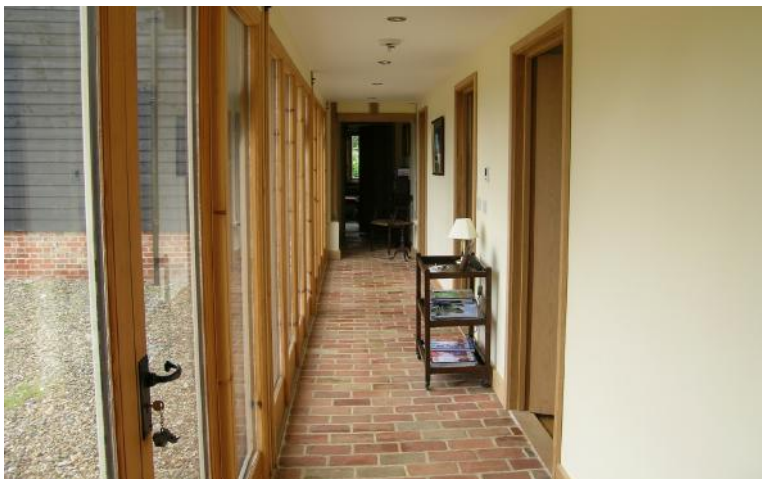
Inventory and Schedule of Condition: A full Inventory and Schedule of Condition will be taken before the start of the tenancy and agreed with the Tenant at check-in. The cost of this will be split equally between Landlord and Tenant (tenants share £112.50+VAT)

Applications: Applicants must complete an on-line application and undergo a full reference and credit check. The fee for this is currently £200.00 inclusive of VAT for the first applicant plus £50 each for additional applicants aged 18 and over. Fees will not be refunded if the applicants withdraw before the start of the Tenancy Agreement.

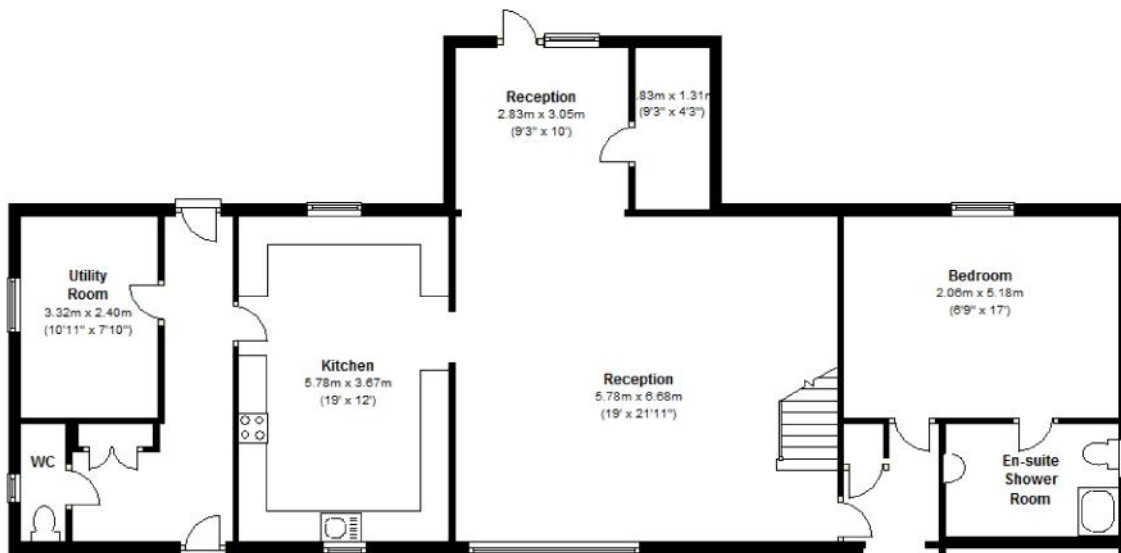
Restrictions: Smokers will not be considered.

Pets: Pets will not be considered at this property.

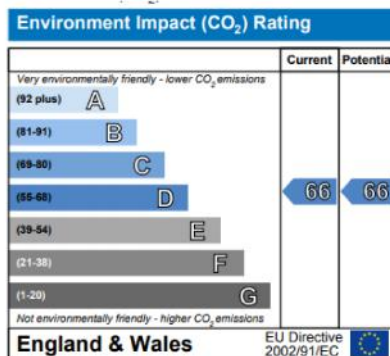
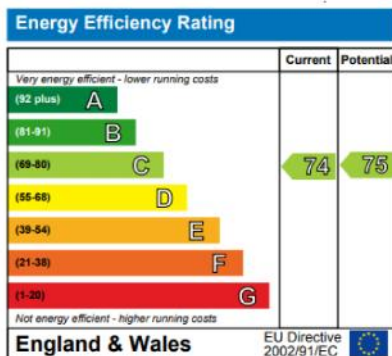
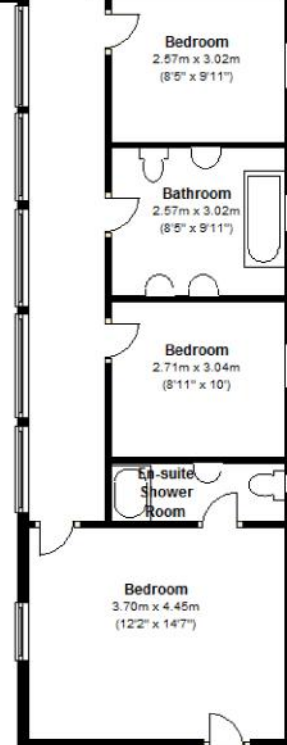
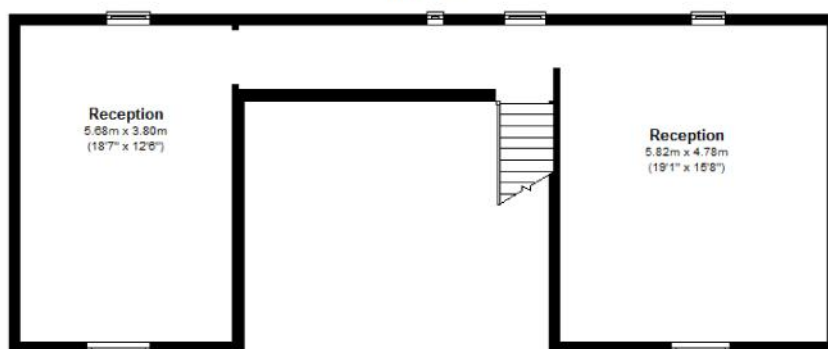
Viewing: Strictly by appointment with the Agents.



Ground Floor



First Floor



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