



North Hall Farm  
SG8 7PZ

£2,250 Monthly

abode



01763259888

Abode are delighted to offer this substantial four bedroom property on North Hall Farm for rent. The property was completed in 2020 and is finished to a high standard. Downstairs we have an open plan kitchen living and dining area, with bi-folding doors to a patio area. The living space is finished in a modern style and benefits from a light design and underfloor heating. Along an adjacent corridor we have a WC, two bedrooms, a bathroom complete with four piece suite, and an additional office/fifth bedroom. Upstairs we have the master bedroom, with ensuite shower room and closet, and the fourth bedroom. The property is located on North Hall Farm, a grain farm situated on the outskirts of Heydon and Royston, with open rolling countryside for thousands of acres the property is a walkers dream, whilst still being a short 10 minute drive to Royston train station with trains to London in 38 minutes, and all the amenities you'd expect from a thriving town..

**Bathroom (Ground Floor) 3.03m ( 10'0") x 2.59m ( 8'6")**

A four piece suite comprising of bath, corner shower, WC, and basin with vanity beneath. Floor to ceiling tiles, a lit mirror and stainless steel towel rail finish the room

**Bedroom 2 (Ground Floor) 4.25m ( 14'0") x 4.57m ( 15'0")**

with underfloor heating and two windows to side aspect, door to bathroom.

**Bedroom 3 (Ground Floor) 4.17m ( 13'9") x 4.25m ( 14'0")**

with underfloor heating and window to side aspect.

**Hallway (Ground Floor) 1.96m ( 6'6") x 4.11m ( 13'6")**

Internal hallway with door to dining area, under-stairs cupboard and stairs to first floor.

**Office or fifth bedroom (Ground Floor) 4.13m ( 13'7") x 3.56m ( 11'9")**

With underfloor heating and window to rear aspect.

**Open Plan Living Area (Ground Floor) 8.30m ( 27'3") x 6.34m ( 20'10")**

The kitchen includes dishwasher, Zanussi washing machine and integrated fridge freezer, oven with induction hobs and stainless steel basin. There is a centre island with breakfast bar, and windows to the side aspect of the kitchen. To the front aspect we have large bi-folding doors leading to a patio area. This large space further benefits from underfloor heating.

**WC (Ground Floor) 1.12m ( 3'9") x 2.20m ( 7'3")**

Basin with vanity beneath

**Bedroom 4 (First Floor) 3.97m ( 13'1") x 2.99m ( 9'10")**

With underfloor heating and window to rear aspect.

**Ensuite shower room (First Floor) 1.21m ( 4'0") x 2.60m ( 8'7")**

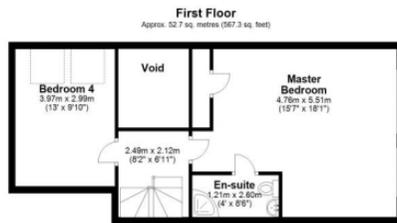
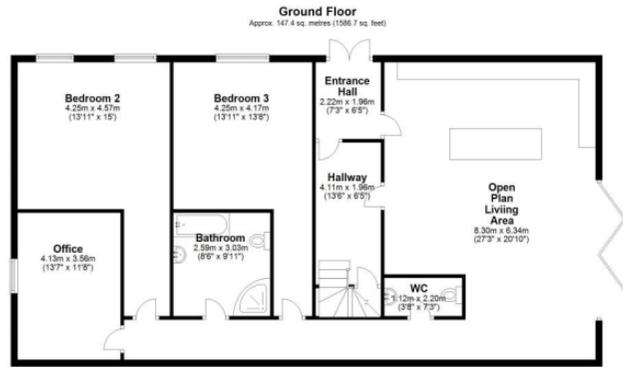
A three piece suite comprising corner shower, WC, and basin with vanity beneath. The room is tiled floor to ceiling and finished with a lit mirror and stainless steel towel rail.

**Master Bedroom (First Floor) 5.51m ( 18'1") x 4.76m ( 15'8")**

With doors to ensuite shower room and wardrobe. Underfloor heating and two large windows to front aspect.

**Entrance Hall 1.96m ( 6'6") x 2.22m ( 7'4")**

double doors lead to the side entrance, further doors lead to hallway and kitchen area.



Total area: approx. 200.1 sq. metres (2154.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	