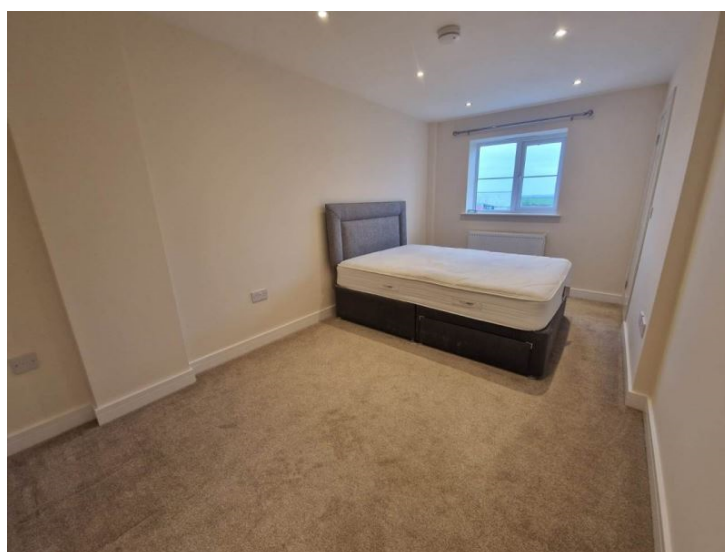




North Hall Farm Houses  
SG8 7PZ

£1,500 Monthly

abode



01763259888

Abode are happy to offer this 3/4 bedroom property to rent on a rural farm in Heydon. North Hall Farm is a working granary farm situated in 2800 acres of pristine English countryside. Downstairs we have a large Lounge/Dining Room, Modern Kitchen, over looking a rear decking area, large office/forth bedroom with downstairs shower room. To the front of the property is the properties garden, whilst at the rear there is a South facing decking area. Upstairs we have a large Master Bedroom with ensuite bathroom, two further double bedrooms, and family bathroom. The property further benefits from two allocated off road parking spaces. This property would make an ideal family home for someone who appreciate rural living, however there is a village pub and convenience store less than one mile away. Water and sewerage provide by farmer with a monthly service charge of £75.

**Kitchen (Ground Floor) 2.52m ( 8'4" ) x 3.32m ( 10'11" )**

With integrated dishwasher, electric oven and hobs. Window and doors to rear aspect and decking area.

**Shower Room 1.00m ( 3'4" ) x 2.32m ( 7'8" )**

With WC, Basin and shower.

**Lounge/Dining Room (Ground Floor) 2.55m ( 8'5" ) x 7.96m ( 26'2" )**

The room runs the length of the property, is a lovely light space with windows to both front and rear aspects.

**Office / Fourth Bedroom (Ground Floor) 4.13m ( 13'7" ) x 2.66m ( 8'9" )**

With two windows to front aspect and door to downstairs shower room.

**Bathroom (First Floor) 2.04m ( 6'9" ) x 1.80m ( 5'11" )**

A three piece suit, comprising of bath with shower above, WC, and basin. Doors to hall way and Bedroom.

**Bedroom 2 (First Floor) 3.47m ( 11'5" ) x 4.13m ( 13'7" )**

With window to front aspect, and double built in wardrobe.

**Bedroom 3 (First Floor) 2.78m ( 9'2" ) x 3.50m ( 11'6" )**

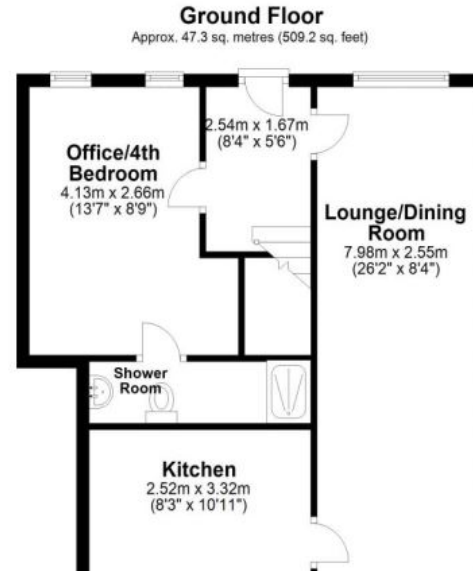
With two windows to front aspect and built in double wardrobe. Door to bathroom.

**Ensuite (First Floor) 1.78m ( 5'11" ) x 2.04m ( 6'9" )**

A three piece suite comprising of bath with shower above, WC and basin. There is a window to the rear aspect providing natural light.

**Master Bedroom (First Floor) 3.23m ( 10'8" ) x 4.61m ( 15'2" )**

With two windows to rear aspect, door to ensuite bathroom.



Total area: approx. 100.0 sq. metres (1076.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	