



Rickyard Cottage Church Street

The Old Stables, Church Street, NN3 7SP

£1,450 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH.

Available now.

A beautifully presented character home with two double bedrooms, located in a sought-after rural setting with far-reaching views of neighbouring fields and a nearby school. This unfurnished home boasts original features, spacious interiors, and modern fittings. Ideally suited for professionals or couples, this property offers a perfect blend of period charm and contemporary convenience. Sorry, no pets allowed.



Unfurnished Accommodation: Entrance hall, open plan with living area/kitchen, utility, cloakroom/wc, first floor landing, two double bedrooms, bathroom, parking for two cars. Energy Rating D. Council Tax Band D.

This property is accessed via a wooden stable door with a glazed unit, opening into a welcoming entrance area with original wooden beams and wood flooring. Dimmable downlights are fitted throughout the ground floor. The entrance area benefits from stairs rising to the first floor, with a floor mat as you enter and an automatic light illuminating the utility area. Stepping down from the entrance hall, you are welcomed into an expansive open-plan living space, seamlessly blending contemporary design with traditional charm. This stunning area benefits from large windows, allowing natural light to flood in while offering picturesque views of the church and neighbouring fields.

The lounge area is enhanced by a striking exposed brick fireplace, a fully working wood-burning fireplace, creating a cosy yet elegant focal point. The fireplace lighting is independently controlled, allowing for effortless ambiance adjustment. The space also features feature brickwork, exposed wooden beams, and sleek, modern finishes that add to the character and warmth of the home. The well-maintained wooden flooring runs throughout, and LED dimmable downlights, provide customisable lighting to suit different moods and occasions. The modern fitted kitchen is a standout feature, thoughtfully designed with grey gloss cabinetry complemented by luxurious marble countertops. The central kitchen island, which doubles as a breakfast bar, creates a natural flow between the kitchen and dining space, making it ideal for everyday living. Equipped with high-end appliances, the kitchen includes a newly installed AEG induction hob, a flush ceiling-mounted remote-controlled extractor fan, a built-in electric oven and microwave, and integrated fridge, freezer, dishwasher and stainless-steel sink. A rear French door (fire escape only) provides additional light and an open feel.

The utility area benefits from a stainless-steel sink with a mixer tap and hose attachment. A washing machine is provided by the landlord, but the landlord is not liable for repair or replacement. The space also includes coat hooks, shoe rack storage, and a radiator. A downstairs WC is conveniently located off the utility room, featuring laminate flooring, a low-level WC, a hand wash basin with a mirror above, and a small storage cupboard housing the boiler.

Carpeted Stairs raising to the upper floor room. The spacious Master bedroom featuring original wooden latch doors, dimmable downlights, and a Juliet balcony with a rear-aspect window overlooking far-reaching views of neighbouring fields and the school. The room is fully carpeted and includes a wooden beam as a feature. A built-in storage cupboard with upper and lower hanging rails provides ample storage. Bedroom number two is a well-proportioned double bedroom with an original wooden latch door, wooden feature beam, dimmable downlights, and a front-aspect window. The room is neutrally carpeted and benefits from two large built-in wardrobes with hanging rails. There is also a loft hatch providing access to a large storage space, accessible via a loft ladder.

A tastefully finished bathroom with a tiled floor and waist-high tiled walls. The suite includes a freestanding claw-foot bath, his-and-hers sinks with vanity unit storage, a large mirror, and dimmable downlights. Additional features include a chrome heated towel rail, a low-level WC with a hidden cistern, and a shower cubicle with a rainfall showerhead and handheld attachment. An obscured glass window to the front aspect allows for natural light while maintaining privacy and is heating via underfloor heating.

The property benefits from a well-maintained front garden with mature shrubs, a patio area, and space for outdoor seating.

This exceptional property combines character features with modern comforts, making it an ideal home for professionals. Viewings are highly recommended to fully appreciate all that this home has to offer. Please note that electricity and gas are supplied via submeters and will be billed quarterly based on usage. The charges for these utilities will be invoiced directly by us as the managing agent. Additionally, there is a fixed monthly water charge of £40, payable alongside the rent. Council tax is payable directly to the local council.

Open plan living area 31' x 15'8 (9.45m x 4.78m)

Utility Room 6'11 x 6'11 (2.11m x 2.11m)

W/C 5'07 x 2'08 (1.70m x 0.81m)

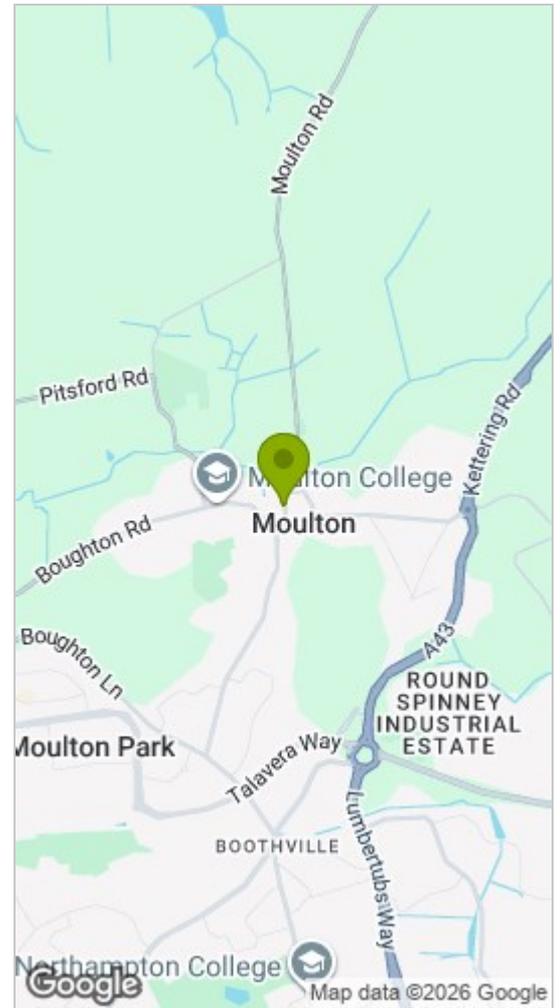
Landing 17'10 x 3'04 (5.44m x 1.02m)

Bathroom 13'03 x 10'02 (4.04m x 3.10m)

Master Room 13'09 x 16'11 (4.19m x 5.16m)

Bedroom Two 13' x 9'09 (3.96m x 2.97m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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