



Total area: approx. 99.8 sq. metres (1074.7 sq. feet)

Ground Floor

Boot Room

Hall

Kitchen
3.04m (10') max x 2.14m (7')

Utility Room/WC
1.91m (6'3") x 1.53m (5')

Dining Room
4.04m (13'3") x 3.71m (12'2")

Hall

Sitting Room
4.04m (13'3") x 3.32m (10'11")

First Floor

Landing

Bedroom 1
4.04m (13'3") x 3.71m (12'2") max

Bedroom 2
4.04m (13'3") x 3.33m (10'11")

Bedroom 3
3.01m (9'11") x 2.23m (7'4")

Shower Room

Outside

The property benefits from a good sized southerly facing rear garden which backs onto open fields. The property will have parking allocated in a communal parking area to the front.

Agent Notes
White goods are included within the rent.
The property will have a gardener visit once a month.
Please be aware the property is situated on a working farm.
The fireplaces are not working and are feature fireplaces only. The gas fire has also been capped off.

Further Information
EPC Rating: TBC
Council Tax Band: D
Total annual earnings required to pass referencing: £45,000 minimum pa.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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MAIN FARM COTTAGES
CONINGTON, CB23 4LR

PROPERTY SUMMARY

Situated on a working farm this unique home has been fully renovated throughout and benefits from beautiful views to the rear over open fields. Accommodation includes three good sized bedrooms, a brand new shower room, newly fitted kitchen, a convenient utility room/WC and two reception rooms. Outside the property benefits from a good sized southerly facing rear garden and allocated communal parking. Available Immediately. Deposit £1600.

3



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