

THE FARMHOUSE VILLAGE FARM, BRIND, NR HOWDEN, DN14 7LA TO LET - £2,500 PCM



UNIQUE OPPORTUNITY

- SPACIOUS 4 BEDROOM HOUSE TO LET FOR RESIDENTIAL OCCUPATION
- TOGETHER WITH GLAMPING CHALET & 2 GLAMPING PODS AVAILABLE FOR LEISURE USE
- THE TENANT OF THE HOUSE WILL BE ABLE TO LET OUT THE 3 GLAMPING UNITS FOR AIRBNB OR SIMILAR AND RETAIN THE INCOME
- RURAL LOCATION

Letting Agents

Townend Clegg Agriculture
Bishops Manor
Market Place
Howden
DN14 7BL
Tel: 01430 331333

Email: enquiry@townendcleggagriculture.co.uk

General Remarks and Stipulations

Location

The Farmhouse, Village Farm, Brind, Goole, DN14 7LA, is situated in the small rural hamlet of Brind and is in rural surroundings 4 miles north of Howden, 8 miles east of Selby and 20 miles south of York.

The property is approached from Howden by proceeding north on the B1228 Station Road and go over the level crossing into Wood Lane and then 1st left into Brind Lane and after about 1 mile the property is on the right hand side adjoining a farmstead and other properties.

Description

This unique opportunity comprises an extremely well presented 4 Bedroom Detached House together with Glamping Chalet and 2 Glamping Pods.

The House is available for residential occupation only and the tenant will be permitted to let out the Glamping Units for leisure as AirBnB or similar.

All the properties are eco-friendly with straw bale insulated walls and the whole site sits in an attractive rural location.

HOUSE ACCOMMODATION

Hall - 29' 3" x 5' 11" (8.92m x 1.8m)

Having laminate floor covering and skylight window.

Lounge - 19' 4" x 13' 10" (5.89m x 4.22m) to extremes

Having hardwood double glazed French window, 2 hardwood double glazed windows, brick fireplace with solid fuel stove inset and timber flooring.

Dining Room - 13' 9" x 13' 1" (4.19m x 3.99m)

Having 2 hardwood double glazed windows and tiled floor.

Kitchen - 13' 8" x 12' 11" (4.17m x 3.94m)

Having 2 hardwood double glazed windows, range of quality fitted units comprising marble effect working surface with 2 stainless steel 1 1/2 sink unit inset and cupboards and drawers under. Further matching working surface with cupboard under, matching wall cupboard with under cupboard tiling and tiled floor.

Cloakroom/Hallway - 7' 8" x 5' 7" (2.34m x 1.7m)

With tiled floor.

Utility Room - 13' 7" x 10' 11" (4.14m x 3.33m) to extremes

Hardwood double glazed door, hardwood double glazed window, laminate working surface with cupboards under, matching wall cupboards with undercupboard tiling. ETA pellet fed boiler, tiled floor and plant roof off.

Cloakroom - 7' 9" x 7' 5" (2.36m x 2.26m)

Having hardwood double glazed window, washbasin and W.C. Tiled floor.



Banistered Staircase & Landing

With carpeting and leading to:

Master Bedroom - 13' 9" x 11' 2" (4.19m x 3.4m)

Having part slope ceiling, hardwood double glazed window, central heating radiator and carpeting.

En-suite Dressing Room - 7' 10" x 7' 2" (2.39m x 2.18m)

Having part slope ceiling, hardwood double glazed window and cushion flooring.

En-suite Shower Room - 7' 9" x 6' 0" (2.36m x 1.83m)

Having hardwood double glazed window, suite of corner shower cubicle, pedestal wash basin and W.C. Towel radiator and cushion flooring.

2nd Bedroom - 13' 9" x 13' 4" (4.19m x 4.06m) to extremes

Having part slope ceiling, hardwood double glazed window, central heating radiator and carpeting.

En-Suite Shower Room - 9' 6" x 6' 4" (2.9m x 1.93m)

Having hardwood double glazed skylight window, suite of shower cubicle, pedestal wash basin and W.C. Towel radiator and cushion floor covering.

3rd Bedroom - 15' 11" x 13' 0" (4.85m x 3.96m)

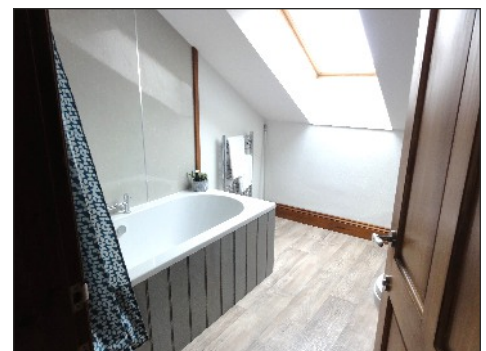
Having 2 hardwood double glazed windows, part slope ceiling, central heating radiator and carpeting.

4th Bedroom - 12' 11" x 8' 7" (3.94m x 2.62m)

Having hardwood double glazed window, part slope ceiling, central heating radiator and polished floorboards.

Bathroom - 9' 5" x 7' 5" (2.87m x 2.26m)

Having hardwood skylight window, part slope ceiling, panelled bath with MIRA electric shower, pedestal wash basin and W.C. Towel radiator and cushion floor covering.



GLAMPING ACCOMMODATION

Buttercup Cabin

Lounge - 13' 0" x 9' 7" (3.96m x 2.92m)

Having hardwood double glazed entrance door and French door, hardwood double glazed windows and skylight window, working surface with stainless steel sink unit inset and cupboards under, matching wall units with tiling under and hardwood floor.

Bedroom - 9' 8" x 9' 8" (2.95m x 2.95m)

Having 2 hardwood double glazed windows, wardrobes and over-bed storage, and hardwood floor.

Shower Room - 6' 5" x 3' 10" (1.96m x 1.17m)

Having hardwood double glazed window, shower cubicle, pedestal wash basin and W.C.

Pod 1 - 9' 0" x 6' 4" (2.74m x 1.9m)

Having front decking area, hardwood double glazed window, double glazed door, working surface with fridge under, bed frame and cushion floor covering.

Pod 2 - 8' 9" x 6' 8" (2.67m x 2.03m)

Having front decking area and hard double glazed window, double glazed door, skylight window, working surface with fridge under, bed frame and cushion floor covering.

Shared Kitchen/Washroom - 9' 1" x 6' 7" (2.77m x 2.01m)

Situated in the main house garage and for Pod occupiers use and having composite door, hardwood double glazed window, laminate working surface with stainless steel sink unit and cupboards, shower cubicle with Triton shower, W.C. and tiled floor.



OUTSIDE

The property is approached via a shared roadway (with the adjoining working farm stead) and leads to:

Detached Garage - 16' 6" x 15' 3" (5.03m x 4.65m)

Having roller shutter door and internal store (9' 1" x 9' 0" (2.77m x 2.74m)

Lawn Area to the front and main house and rear lawn garden with Hot Tub (Optional) and mature trees

Spacious gravelled parking area.

The two Glamping Pods are set in lawn garden area.

Adjoining small attractive fishing pond.

Buttercup Cabin is also set in lawn garden area overlooking the pond.

Services

Mains water and electricity are installed.

House heating via the ETA Pellet Feed Boiler in the Utility Room to provide underfloor heating on the ground floor and to radiators on the first floor.

The Chalet has solar panel heating with electric booster.

Drainage is the sewage treatment in the house garden.

Council Tax and Business Rates

The tenant will be responsible for Council Tax and Business Rates as applicable.

Terms and Conditions

The property is let on a flexible business lease with the term to be negotiated.

The Landlord will be responsible for the structure of the buildings and the Tenant to be responsible for internal decoration and the internal fixtures, fittings and contents.

If the Tenant requires the Hot Tub they will be responsible for maintenance and running costs.

Rent, Bond & Costs

Rent: The rent required is £2,500 per calendar month payable in advance exclusive of all outgoings
The Tenant will be able to keep any income generated by the Glamping Units.

Bond: £2,500 payable on the signing of the Agreement and repayable on vacation subject to the property being in a satisfactory condition.

Lease Costs: The Tenant will be required to make a £500 + VAT contribution to lease costs.

Viewing

Should you wish to view this property or require any additional information, please ring our Howden Office on (01430) 331333



Plan

A location plan for identification purposes only is attached and shows the site edged red and hatched yellow.

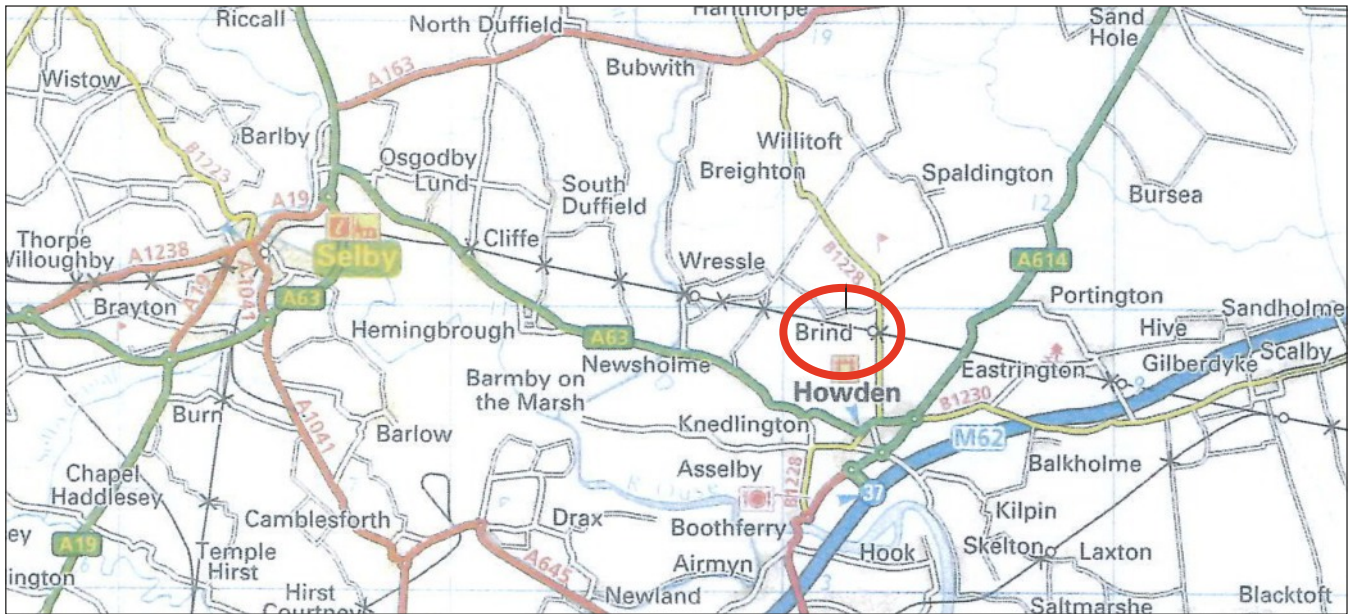
Energy Performance Graph

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

House Floor Plans

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

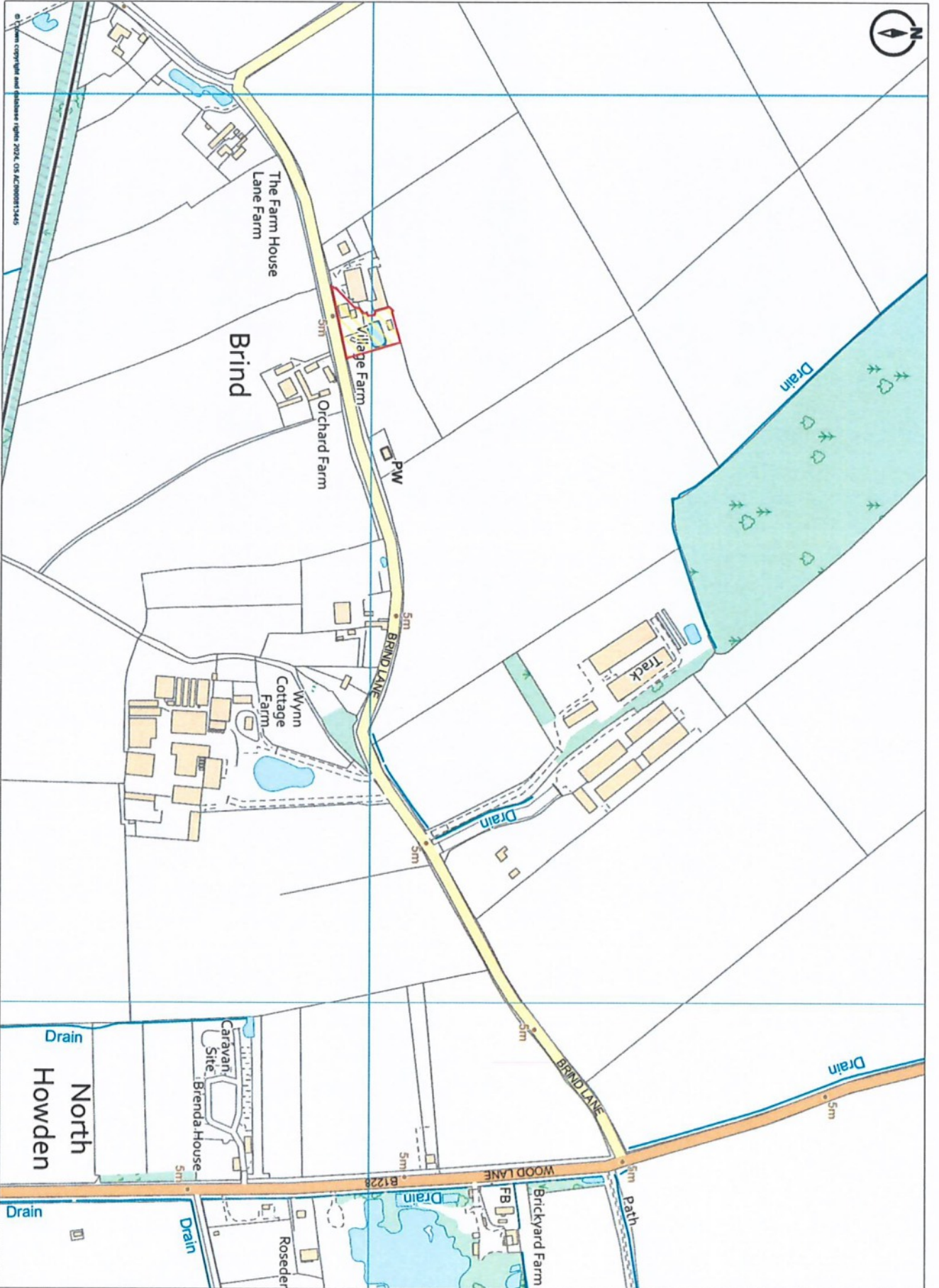


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