



HILL FARM HOUSE, OLD MILL ROAD, LANGHAM CO4 5NX

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TO LET

**NP** NICHOLAS  
PERCIVAL

**To Let: £2,500 pcm exclusive**

**Holding Deposit £576**

**Deposit £2,880**

**EPC: F24 – Exemption**

**Colchester City Council, Council Tax Band: G**

A charming detached Grade II Listed, timber framed Farm House with the benefit of calor gas heating located in a rural yet accessible location in the popular Village of Langham.



### **Accommodation**

#### **Entrance Hall**

With door and window to front, stairs to first floor, radiator, doors to kitchen and sitting room, understairs cupboard.

#### **Kitchen/Dining Room**

With windows to front, side and rear, comprehensively fitted with range of eye level and base units beneath wooden work tops, double Butler sink with swan mixer tap, four oven dual fuel Aga, integral dishwasher, American style fridge/freezer, integral microwave, tiled floor in the kitchen area and wooden floor in the dining area, the dining area also has a redbrick Inglenook fireplace housing a wood burning stove. Door to

#### **Boot Room**

With window and door to rear, tiled floor.

#### **Utility Room**

With window and door to rear, cork tiled floor, washing machine, position for condensing tumble dryer, sink and drainer unit, door to

#### **Cloakroom**

With window to side, vinyl flooring, suite comprising low level W.C. and wash hand basin.

#### **Sitting Room**

With windows to front, side and rear, redbrick open fireplace, radiator, built in corner cabinet, part panelled walls, timbered walls and ceiling which also

feature historic 16<sup>th</sup> Century paintings.

Door and step down to

#### **Study**

With windows to side and rear and door to patio, radiator, fitted cupboards and shelving, cupboard housing LPG gas boiler, door to stairs to

#### **Cellar**

With light and power.

#### **First Floor**

##### **Landing**

With windows to front and rear, doors to Bedrooms two, three and four and Bathroom.

Large Storage cupboard.

#### **Bedroom Two**

With windows to front and side, radiator, fireplace recess.

#### **Newly Fitted Shower Room**

With suite comprising extra large shower enclosure with power shower, concealed cistern W.C., vanity wash hand basin unit, radiator, heated mirror, wall-mounted cupboard, extractor fan, window to front. Airing cupboard housing hot water cylinder with immersion heater and linen shelves

#### **Bedroom Three**

With window to rear, radiator, fitted wardrobes.



**Master Bedroom Suite  
Ante Room**

With decorative fireplace, storage cupboard, window to side, dressing table and stool, door to

**En-suite Bathroom**

With window to side, Heritage suite comprising bath, pedestal wash hand basin, low level W.C., heated towel rail, panelled walls, electric shaver point, inset spotlighting, wall mounted medicine cabinet and Dimplex fan heater.

**Master Bedroom**

With windows to side and rear, radiator, storage cupboard.

**Bedroom Four**

With window to side.

**Outside**

The garden lays to the front, side and rear of the property and is laid mainly to lawn with some mature trees and hedging. There is a nature Pond, Potting Shed, patio leading out from both the Utility Room and Study. Outside both hot and cold taps. Leading from the Boot Room is a Kitchen Garden with established raspberry canes and vegetable beds. There is a Tool Shed with light and power connected and workbench.

To the front of the property and set to the side is a

**Detached Garage**

With concrete hard standing to the front and light and power connected.

There is also wiring for an electric charger point to the front of the property.

**Drainage**

The property is subject to private drainage to a shared septic tank which is shared with a neighbouring property.

**Broadband and Mobile coverage**

Max download speed Superfast 44Mbps & upload speed 8Mbps available. Mobile phone coverage available with EE, O2 & Vodaphone. Source Ofcom

**No Tenant Fees Applicable**

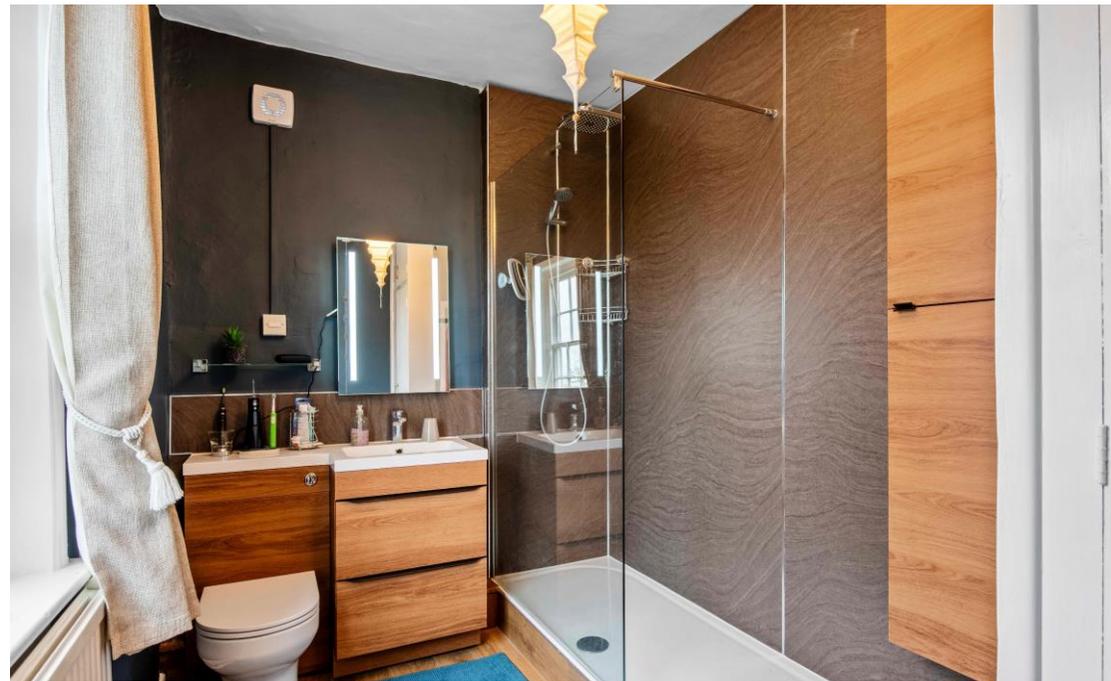
A holding deposit of one week's rent will be required to secure the property, for further details please contact the office direct.

**Viewings**

Strictly by prior appointment through the Landlord's Letting Agent, Nicholas Percival, on 01206 563222 or email [info@nicholaspercival.co.uk](mailto:info@nicholaspercival.co.uk).

**Agents Note**

There are 5 public footpaths that intersect on the area beyond the garden



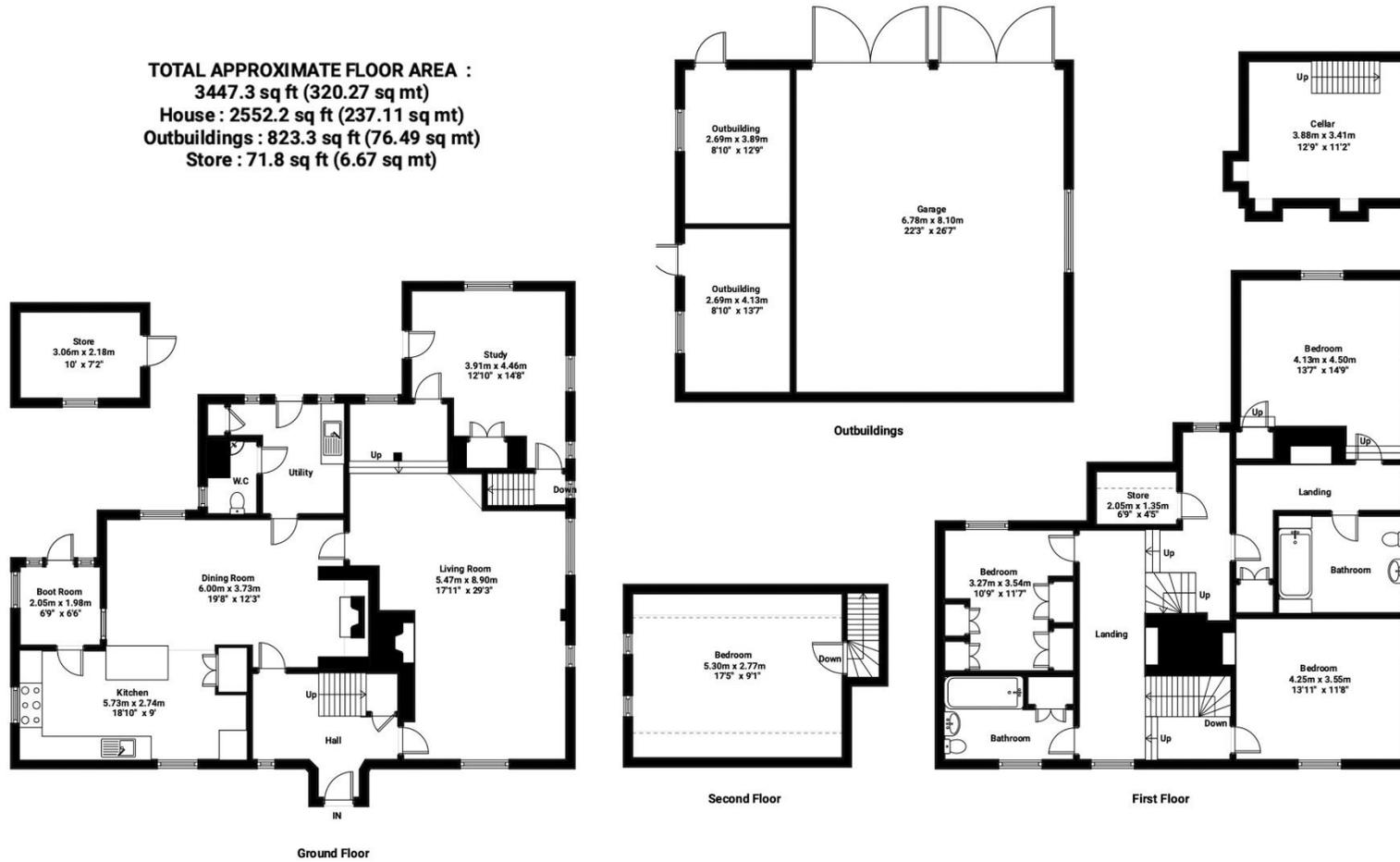


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**NP** NICHOLAS  
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Chartered Surveyors, Estate Agents & Commercial Property

**TOTAL APPROXIMATE FLOOR AREA :**  
**3447.3 sq ft (320.27 sq mt)**  
**House : 2552.2 sq ft (237.11 sq mt)**  
**Outbuildings : 823.3 sq ft (76.49 sq mt)**  
**Store : 71.8 sq ft (6.67 sq mt)**



## Hill Farm House, Langham

Illustration for identification purposes only. Measurements are approximate and not to scale.



North

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