



HOMESTALL FARMHOUSE, ASHURST WOOD



# HOMESTALL FARMHOUSE ASHURST WOOD, NR EAST GRINSTEAD EAST SUSSEX, RH19 3PH

Ashurst Wood 1.5 miles • Forest Row 2.5 miles  
East Grinstead 2.5 miles • Tunbridge Wells 12.1 miles  
Gatwick 12.6 miles • M25 15.3 miles  
(All distances are approximate)

**TO LET £2,750 PCM**  
**inclusive of gardening**

**A charming period farmhouse  
enjoying a peaceful, rural setting**

**Reception hall • 3 Reception rooms  
Kitchen/breakfast room • Utility  
4 Bedrooms • 2 Bathrooms & shower room  
Large lawned garden • Gated drive • Extensive parking  
Open single carport may be available**

**Contact : Sam Benson - 01342 410122  
SamB@rhrwclutton.co.uk**



## VIEWING

Strictly by prior appointment with the Landlord's letting agents, RH & RW Clutton (01342 410122).

## SITUATION

The property lies at the end of a private, shared farm track and enjoys a fantastic rural outlook to adjoining fields and countryside. Ashurst Wood (1.5 miles) provides good local shopping facilities, public houses, primary schooling and a parish church. East Grinstead (2.5 miles) has a more comprehensive range of shops, recreational amenities and secondary schooling together with a mainline railway station offering services to London (London Bridge and Victoria - 1hr). The M25 and Gatwick Airport are within approx 12.3 miles and 15.3 miles respectively.

## DESCRIPTION

Homestall Farmhouse has extensive and characterful, family accommodation with many period features including exposed timbers, an inglenook fireplace and leaded windows. The impressive **reception hall** has a flagstone tiled floor and exposed beams leads to the **drawing**



**room** which has an inglenook fireplace and double doors opening to the front with views across open fields. Steps lead from the hall to the **kitchen/breakfast room** which has handmade shaker style units with granite worktops and a Belfast style sink and ample space for a dining table. There is an AGA, an American style fridge freezer, ceramic hob, built-in dishwasher. Double doors lead from the kitchen/breakfast room to a terraced area to the side of the house. Beyond the kitchen is a **rear hall/boot room** with a **cloakroom**. There is also a **utility room** has a range of fitted units with a Belfast sink, a washing machine and a built-in electric oven. A further set of steps lead from the hall to an **inner hall** with a useful study area and to **two further reception rooms** which provide further living and dining space.

On the first floor, an **open galleried landing**, with built in storage, enjoys fantastic, elevated views with views across adjoining fields and countryside. The **principle bedroom** has a freestanding wardrobe and drawer unit, eaves storage space and an ensuite bathroom with a white suite including free standing roll top bath. At the opposite end of the house is a **guest bedroom** with **dressing room** and an **ensuite bathroom**. **Two further bedrooms** and a **shower room** complete the accommodation.

#### OUTSIDE

Homestall Farmhouse enjoys a fine rural aspect and is surrounded by large garden, mainly laid to lawn, with flower bed borders and a number of mature trees. A terrace leads from the front of the property to an outside seating/dining and around to the rear of the property. There is gated access leading from the farm track to the front and providing ample parking. A single open carport could be made available.

#### TENANCY

The property is to be let unfurnished on an Assured Shorthold Tenancy for an initial period of 12 months with a view to continuing monthly thereafter by agreement.

#### TENANCY APPLICATIONS & HOLDING DEPOSIT

Prospective tenants will be required to complete a preliminary application form should they wish to be considered for a tenancy. If you are successful in your initial application, RH & RW Clutton will collect the Holding Deposit (equivalent to one weeks rent) and will issue third-party referencing forms for completion.

#### REFERENCING & RIGHT TO RENT CHECKS

Prospective tenants will need to be credit-checked and fully referenced to include a financial and personal references and references from a previous landlord, if applicable. Copies of identification documents will be required as



proof of identity to satisfy the Right to Rent Legislation and a utility bill will be required as proof of registered address.

#### SERVICES

Mains electricity and water. The central heating system is LPG (gas) fired. Drainage to a private, shared system. The landlord will recharge the utilities at cost to the tenant.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been given an Energy Rating of E.

#### PETS

Pets will only be allowed with the landlord's specific written permission.

#### TENANCY DEPOSIT

A deposit the equivalent to 5 weeks' rent will be payable prior to the commencement of the tenancy. This will be held by RH & RW Clutton and will be held in a designated account and registered with the Tenancy Deposit Scheme (TDS). The deposit will be refunded at the end of the tenancy, subject to the property being given up in a satisfactory condition and with no rent arrears or outstanding charges for which the tenant is responsible. The deposit may not be used in lieu of rent by the tenant.

#### MAINTENANCE

The tenant will be responsible for maintaining the interior of the house. The landlord will be responsible for the exterior and structure and for maintaining the garden.

#### OUTGOINGS & OTHER CHARGES

For the duration of the tenancy, the tenant will be required to pay the Council Tax to Wealden District Council (Band H), Utilities, Communication Services (telephone/internet etc), TV Licence and any Green Deal Finance charges either directly to the suppliers or to the Landlord or their Agent, or a proportion, if shared. For a full scale of RH & RW Cluttons Tenant Fees, please visit [www.rhrwclutton.com/informationfortenants](http://www.rhrwclutton.com/informationfortenants).

#### AGENT'S NOTE

Homestall Farmhouse is a detached property with an attached, separately let, annexe.

#### VIEWING

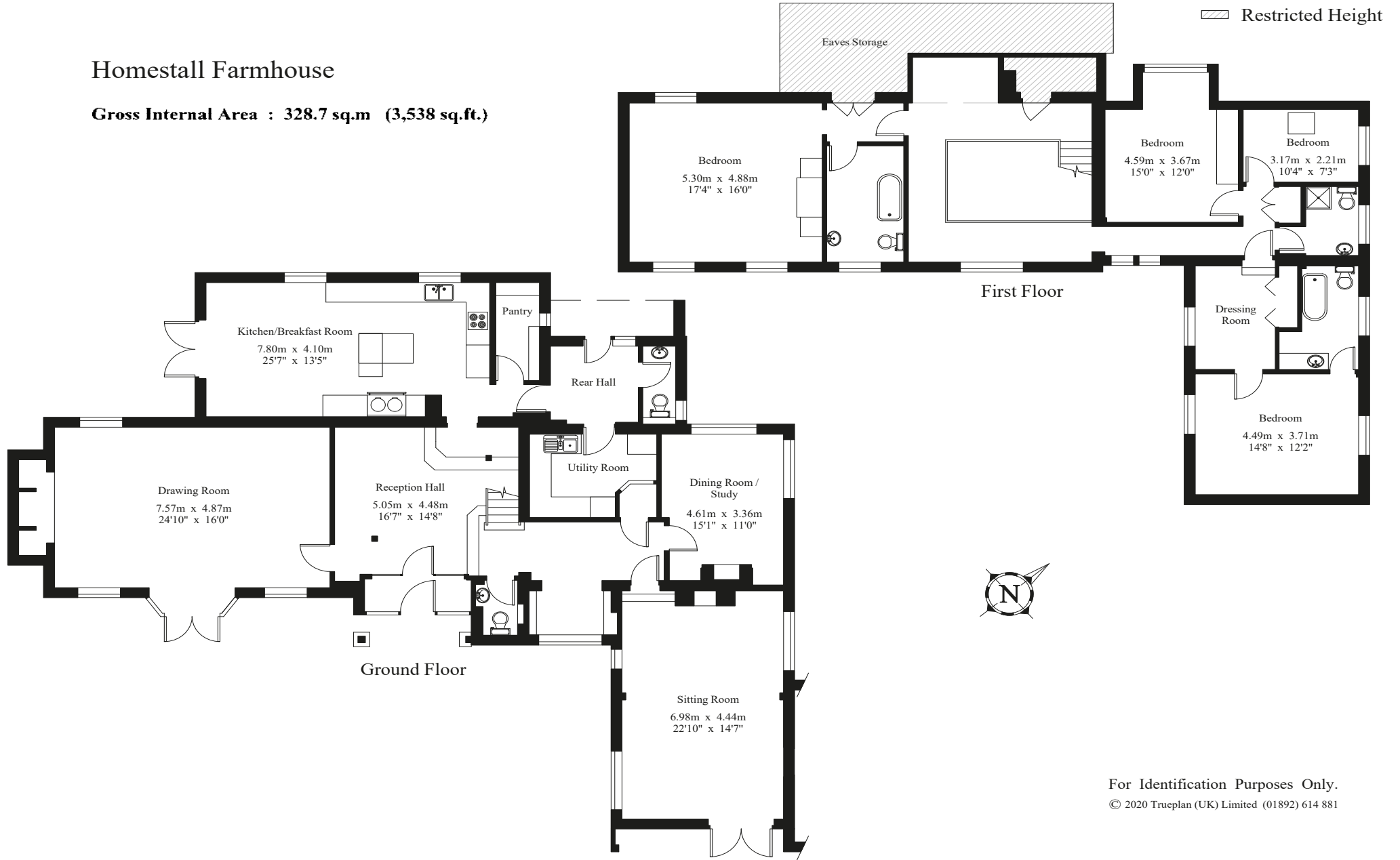
Strictly by prior appointment with the Landlord's letting agents, RH & RW Clutton (01342 410122).

**TO LET £2,750 PCM inclusive of gardening**



# Homestall Farmhouse

Gross Internal Area : 328.7 sq.m (3,538 sq.ft.)



NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Property particulars prepared October 2020.



01342 410122

[www.rhrwclutton.com](http://www.rhrwclutton.com)

92 High Street | East Grinstead | West Sussex RH19 3DF