



**The Granary, Holme Farm House,
Little Thorpe Lane, Thorpe-on-the-hill**

0795 500 1000


MARTIN & CO

The Granary, Holme Farm House,
Little Thorpe Lane, Thorpe-on-
the-hill

Apartment

1 Bedrooms, 1 Bathroom

£795 Per Month

Date Available: 10th March 2025

Deposit: £647

- One Double Bedroom
- Deceptively Spacious
- Oil Fired Central Heating
- Available Long Term
- Countryside Views
- EPC - D
- Council Tax - A - North Kesteven

A beautiful spacious one bedroom coach house located in the rural village of Thorpe On The Hill with countryside views.

Internally the home comprises of: entrance hall, utility and cloakroom, open plan living space with kitchen, lounge and dining area. One double bedroom and a four piece bathroom suite having a corner shower cubicle and separate bath. Viewings are highly recommended. Available for long term tenancy if required.



FULL DESCRIPTION

A beautiful spacious one bedroom coach house located in the rural village of Thorpe On The Hill with countryside views.

Internally the home comprises of: entrance hall, utility and cloakroom, open plan living space with kitchen, lounge and dining area. One double bedroom and a four piece bathroom suite having a corner shower cubicle and separate bath. Viewings are highly recommended. Garages below are not included within the let. Available for long term tenancy if required.

Broadband (estimated speeds)
 Standard 20 mbps
 Superfast -
 Ultrafast 10000 mbps
 Mobile (based on calls indoors)
 O2 EE Three Vodafone
 Satellite & Cable TV Availability
 BT & Sky

12 Month initial tenancy
 Council Tax - North Kesteven - A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.