



TO LET – No.2 The Old Dryer, White Fen Farm, Whittlesey Road, Benwick, March, PE15 0XJ

- Barn Conversion with approx 150sqm internal floor area
- Three bedroom terrace house with private parking
- Available from 6th October 2025
- Rent £1,300 pcm
- Deposit £1,442.00
- Unfurnished
- EPC Rating C

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. These particulars were prepared September 2025. Photographs from December 2018

Location

The property is located approximately six miles north east of Ramsey and eight miles north east of March. The postcode for the property is PE15 0XJ.

Description

Converted in 2018 this two storey barn conversion provides excellent spacious accommodation over two floors.

Ground Floor:

Entrance Hall 3.95m x 3.37m

Galleried Landing

Study 3.16m x 3.27m

Utility 3.16m x 2.60m, sink and drainer, airing cupboard and plumbing for washing machine and tumble dryer.

Shower room 1.23m x 2.96m, shower, low level WC, wash hand basin and vanity unit.

Sitting room/ Kitchen 4.94m x 10.54m, Patio doors off the sitting room lead to the garden. Open plan

Kitchen – one and a half sink drainer, integrated dishwasher, cooker, induction hob and fridge freezer with an island unit.

1st floor:

Bedroom one 3.29m x 4.99m max with ensuite Shower room 1.50m x 2.09m with shower, low level WC, wash hand basin and vanity unit.

Bedroom two 3.18m x 4.15m max

Bedroom three 3.36m x 4.00m

Bathroom with bath, low level WC, wash hand basin and vanity unit.

Outside

Grassed lawn and decking area. Private parking with three spaces.

Services

Main water and electricity and heating via air source heat pump. Foul drainage is to a private waste treatment plant.

Rent and Deposit

£1,300 per calendar month. Rent is to be paid monthly in advance. A deposit of £1,442 is payable.

The Agreement will be an Assured Shorthold Tenancy Agreement.

Disputes

In circumstances where Landlord and Tenant are unable to resolve dispute arising consequent to the letting of the property, the Letting Agent will appoint an Arbitrator.

Viewing

Viewings will be permitted only by appointment with the Letting Agent, as detailed below.

Letting Agent

Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire PE6 9QB

Tel: 01778 700194 Email: lorraine@ealandagents.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		