



TO LET – No.1 The Old Dryer, White Fen Farm, Whittlesey Road, Benwick, March, PE15 0XJ

Rent £1,750 per calendar month

- Barn Conversion with large garden and private parking
- Available now
- Deposit £2,000
- Unfurnished
- EPC Rating B
- Samsung Air-Conditioning

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 2026

Location

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

Description

Ground Floor:

Entrance Hall 13.2m sq with stairs to first floor

Study 15.68m sq

Utility 4.6m sq, sink and drainer and plumbing for washing machine and tumble dryer.

WC 2.4m sq, low level WC, wash hand basin and vanity unit.

Open plan Living/Dining/Kitchen 76.6m sq

Double doors leading to raised patio and garden

First floor:

Galleried Landing

Bedroom one 10.5m sq max with ensuite Shower room 3.6m sq with shower, low level WC, wash hand basin and vanity unit.

Bedroom two 10.2m sq

Bedroom three 13.33m sq

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

Outside:

Lawn with hedge boundary and decking area. Private parking. The hedge will be cut by the landlord three times a year and the cost will be re-charged to the Tenant.

Services

Mains water and electricity, heating and hot water via ASHP (air source heat pump). Foul drainage is to a private waste treatment plant. Samsung Air-Conditioning.

Tenure

The Agreement will be an Assured Tenancy Agreement.

Rent

£1,750 per annum. Rent is to be paid monthly in advance.

Deposit

A deposit of £2,000 is payable.

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: 07852 282716 or helen@ealandagents.co.uk

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		