



National
Trust

To let

The Smithy, Lymm Road
Offers in the Region of £2,750 per
calendar month



A beautifully presented 3 bedroom farmhouse located on the outskirts of National Trusts' Dunham Massey Estate. The Smithy has been fully refurbished with new kitchen, bathroom and redecorated throughout. Outside there is a private drive way, large mature garden with pond and outbuildings for storage. The property is unfurnished. Pets will be considered and can be discussed on application.





The Location

The Smithy is located on the outskirts of the Dunham Massey estate in near Lymm Village. Convenient for the commuter network of the M56 and M6 motorways and close to Altrincham.

Dunham Massey Hall and the 3,000 acre Estate were left to the in 1976 by the generous bequest of Roger Grey, 10th Earl of Stamford.

Dunham Massey is approximately 4 miles from central Altrincham, 14 miles to Manchester and 9 miles to Manchester Airport..



Directions

From Altrincham:

From Altrincham Bowden Roundabout, take the A56 towards Lymm on to Lymm Road and follow the road for around 1.5 miles and there will be a right turn on to Warrington Road and then immediately right again on to a dead end road and the Property is on the lefthand side.

For users of satellite navigation, please use the postcode WA14 4TD

For users of What3words: [///signed.smaller.camper](https://www.what3words.com/signed.smaller.camper)

The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

The successful tenant will receive Tenant-Custodian membership of the National Trust which entitles them to free access to Trust properties across England and Wales.

The Property

Ground Floor

Entrance Hallway leading onto ground floor.

Kitchen

(3.77m x 2.44m) A range of timber base and wall units including stainless steel sink with single drainer. Electric cooker point and cooker hood. Plumbing for automatic dish washer. Radiator and several double electric sockets.

Utility Room

(3.17m x 2.49m) A range of timber base including stainless steel sink with single drainer. Plumbing for automatic washing machine. Radiator and several double electric sockets. Air Source Heat Pump

Downstairs W.C. (1.79m x 1.15m)

Pantry/Cool store (3.02m x 2.82m)

Dining Room

(3.54m x 3.65m) Radiator. Built in shelving & storage cupboards. Double electric sockets.

Reception Room

(3.65m x 3.53m) Log Burner. TV aerial. Radiator. Understairs storage cupboard. Double electric sockets.

First Floor

Bedroom 1

(3.65m x 3.54m) Double bedroom with radiator

Bedroom 2

(3.54m x 3.65m) Double bedroom with radiator and electric sockets.

Bedroom 3

(2.76m x 2.96m) Small double bedroom with radiator and electric sockets.

Small study/Reading Area (1.06m x 1.7m)

Bathroom

(3.40m x 2.44m) A spacious bathroom with 4-piece white suite, comprises bath, stand alone shower, WC and wash hand basin. Radiator. Towel rail. Extractor fan.

Outside

Outside there is the former piggery which

could be used as a coal/wood store. The former Smithy itself is located on the driveway and can be access via the road. This is ideal for storage of garden equipment, for storage of bicycles/garden furniture etc. There is a large mature garden around the property, pond and private driveway with parking space for 2 or more cars.

Outgoings and Services

The property benefits from mains electricity and water. The property is heated via an Air Source Heat Pump. Drainage is via a sewage treatment plant and this will be emptied by the Trust and recharged to the Tenant.

Tenants are to provide their own white goods.

TV and Internet connection must be organised by the tenant.

The tenant is responsible for all outgoing relating to the property.

Council Tax

The tenant is to pay Council Tax. The property is in Band G for Council Tax and is payable to Cheshire East Council. The amount is £3,576.03 for 2024/2025

Energy Performance Certificate

An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The Tenancy

Term

The property is available to let under an Assured Shorthold Tenancy for an initial term of 6 months, after which there could be an opportunity for the term to be extended.

Rent

The prospective tenant is asked to pay £2,750 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

Rent reviews

The National Trust carries out rent reviews of the property every two years to open market value.

Deposit

The Tenant will not be required to pay a deposit or a holding deposit

Insurance

The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents

Repairing Responsibilities (Summary)

The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration.

The Tenant will be responsible for internal repairs and decoration, garden, fences, drives, the cost of servicing appliances.

Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets

Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

National Trust tenants

As a tenant of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your tenancy. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting tenant-landlord relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

Viewings and Further Information

Viewings

Viewing is strictly by appointment only, to those who have reached shortlist.

**Send completed application forms to
NWLettings@nationaltrust.org.uk.**

GDPR

Our full Privacy Policy can be found online at <https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

For further information about being a National Trust tenant, you can visit us online at www.nationaltrust.org.uk/tenants

Tenant Fees Act 2019 – National Trust Permitted Payments Schedule – 1st June 2019

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, we do not currently take deposits or holding deposits for our residential lettings.
The Rent	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
Utilities (Water, Gas, Electricity, Septic Tank)	<p>Tenant/s will be responsible for the payment of Utilities.</p> <p>Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s.</p> <p>In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.</p>
Council Tax	<p>Tenant/s will be responsible for the payment of council tax.</p> <p>Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.</p>
Telecoms/Broadband	<p>Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband.</p> <p>The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.</p>
Fee for Variation of Tenancy	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	<p>Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences.</p> <p>The costs charged will not exceed the loss or reasonable costs incurred by the Trust.</p>
Default Charges	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019