

# Butts Farmhouse

## Contact Information

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

Email your application form to:  
[NWLettings@nationaltrust.org.uk](mailto:NWLettings@nationaltrust.org.uk)

### Property Highlights

**Address:** Butts farmhouse, Artist Lane, Nether Alderley, SK10 4UA

**Rent:** Offers in the region of £3,200 per month

**EPC Rating:** D

#### Accommodation:

Ground floor – 3 Reception Rooms, Kitchen, Utility Room and Downstairs W.C.

1<sup>st</sup> Floor – 1 x Bedroom and Family Bathroom

2<sup>nd</sup> Floor – 2 x Bedrooms, one with ensuite

Attic Room – Bedroom with built in cupboards

Outside – Double garage, parking area and large garden. EV Charging point

**Council Tax Band:** Band G – Cheshire East Council - £3,756.78 for 2025/2026

**Services & Utilities:** Mains Gas, Electric, Water with private Drainage via sewage treatment plant.

Trust is responsible for maintenance of the STP and cost for desludging will be recharged to the tenant.

**Access:** The property has a shared track off Artists Lane leading to a parking area at the rear of the property.

**Tenancy:** Available to let under an Assured Shorthold Tenancy for an initial term of at six months, after which there could be an opportunity for the term to be extended.

**Utilities:** To be paid by tenant

**Pets:** Considered

**Tenant to provide own white goods. Current Carpets to become tenant fixture.**