



National
Trust

To let

Hillside Farmhouse, The
CloudOffers in the Region of



With breath taking views across Cheshire, Hillside Farmhouse is a 3-4 Bedroom property with unique living accommodation. Hillside has been refurbished and redecorated throughout, includes a new Kitchen, Bathroom and a new Oil Central Heating boiler. Outside, there are multi-level garden areas, a generous garage and 2 other outbuildings, a private driveway with ample space for cars. Pets are considered. The property is unfurnished. Available January 2026

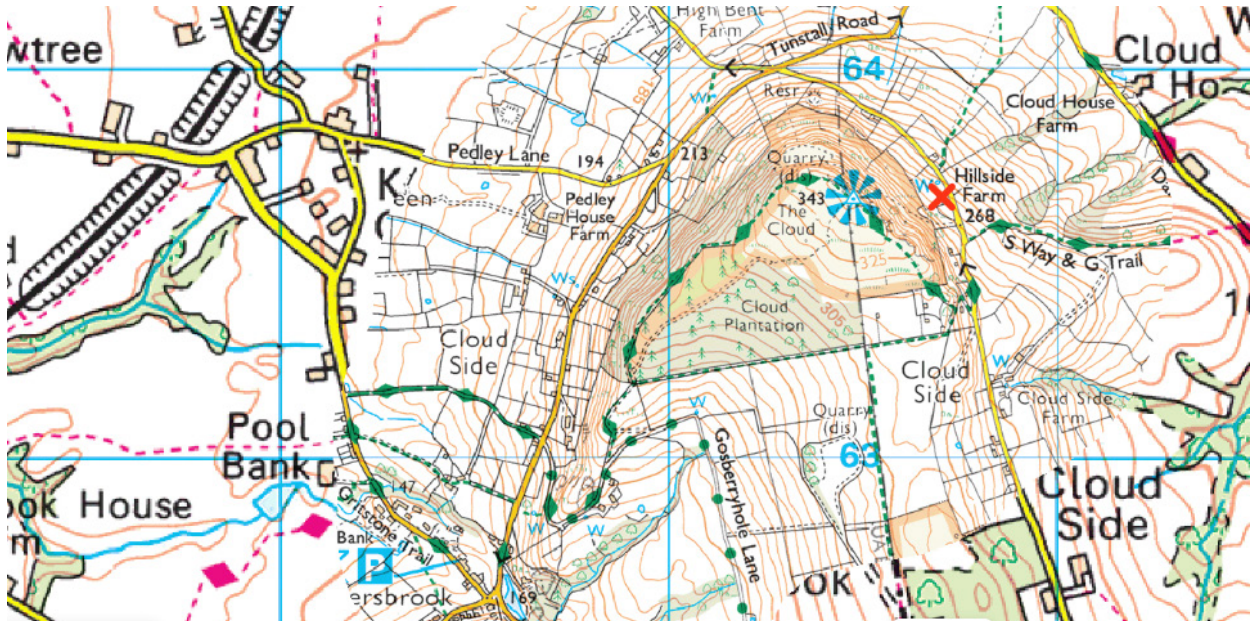


The Location

Hillside Farmhouse is located on the side of The Cloud, also known as Bosley Cloud, near to Congleton.

The Cloud, with panoramic views, sits on the border of Cheshire and Staffordshire, and forms part of the National Trust Alderley Edge and Cheshire Countryside land. Local amenities closest to the property are in Congleton, approximately 4 miles from the property with Macclesfield being 8 miles to the North.

The closest train station is 3.5 miles in Congleton. The nearest motorway, Junction 17 of the M6, is around 10 miles from the property.



Directions

From Congleton: Follow the Clayton Bypass/A34 before turning on to Rood Hill/A34, for approx 0.5 miles and continue on Mountbatten Way. At the second roundabout, take the first exit onto Moor Street/A54. Continue on this road for 1.5 miles before taking a slight right on to Middle Lane. Follow for 0.8 miles on to Pedley lane which takes you to Tunstall Road. At the junction take a left and then right on to Red Lane. Follow for half a mile and the property is on the righthand side. Turning into the drive is very tight here and it is safer to drive past the property and turn around at The Cloudside Shooting grounds. Alternatively, reversing up the driveway also may be easier.

For users of satnav, postcode is CW12 3QG. For what3words users, [///politics.encoded.shoulders](https://www.what3words.com/politics.encoded.shoulders)

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 Hall Leading to ground floor with stairs to 1st Floor. Display fireplace. Radiator

Kitchen Diner (5.1m x 4.3m) A range of timber base and wall units including stainless steel sink with single drainer. Breakfast bar. Electric range cooker and cooker hood. Space for dishwasher or washing machine. Radiators and several double electric sockets.

Utility Room Worcester Oil Central Heating Boiler. Belfast sink. Plumbing for Washing machine. Storage Cupboard.

Reception Room/Bedroom 4 (3m x 2.9m) Radiator. Double electric sockets.

Bedroom 3 (3.8m x 3.3m) Radiator. Double electric sockets.

Study (2.8m x 1.6m) Radiator. Double electric socket

Downstairs W.C. Radiator.

First Floor

Landing Loft Hatch - no access. Not to be used for storage.

Lounge (7.3m x 4.6m) Spacious lounge with panoramic views. Sky Light. Radiators. Log burner.

Master Bedroom (3.9m x 3m) Double bedroom with radiator. Double sockets.

Bedroom 2 (2.9m x 2m) Single bedroom with radiator and electric sockets.

Bathroom A spacious bathroom with 3-piece white suite, comprises bath, WC and wash hand basin. Shower over bath and shower screen. Radiator. Extractor fan.

Outside

Outside there is a generous garage with additional store/workshop at rear for space to store garden equipment, bikes or garden furniture. Also, two small stone and slate constructed stores/outbuildings. There are multi-level garden areas around the property. There is a private driveway up to a parking area with space for ample cars.

Outgoings and Services

The property benefits from mains electricity and water. A new oil-fired central heating has been installed.

Drainage is via Sewage Treatment plant. The Trust is responsible for repairs maintenance of the STP and would arrange for desludging, the cost of which would be 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 F for Council Tax and is payable to Staffordshire Moorland Council. The charge for 2025/2026 is £3,177.12

Energy Performance Certificate

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	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 £2,200 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.

Closing Date for Applications is Friday 19th December.

Viewings are to be held in January 2026

Contact Charlotte Elliott on 07483 929165 or
NWLettings@nationaltrust.org.uk for more information.

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