



**jordanfishwick**

HIGHER HOUSE FARM CASTLE MILL LANE ASHLEY WA15 0RA

PCM £2,450 PCM



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\*\*\* AVAILABLE JUNE \*\*\* Higher House Farm, Castle Mill Lane, ASHLEY - BUSINESS FIBRE BROADBAND LINE PROVIDING SUPER FAST INTERNET included. Charming 3 bedroom detached cottage. The property has recently undergone a substantial extension and boasts a newly modernised interior. Porch and entrance hallway lead you to the open plan living room that extends the full length of the house and includes ample space for living and dining plus large windows and fabulous french doors onto the gardens. The country style kitchen is spacious and includes a range oven and Belfast sink. Utility room off the kitchen with side access door. To the 1st floor you find 3 double bedrooms with the Master boasting an impressive en suite plus an additional shower room. The house sits on stunning grounds with breathtaking views of the countryside. The newly turfed walled gardens are fully enclosed and include original farm gates and a large gravelled driveway providing masses of secure parking. Fantastic property in a location to match. Only 5 minutes for Hale village. Available now. Please contact the Hale office to arrange viewings 0161 922 9797 option 3.



- Three Bedrooms
- Two Bathrooms
- Rural Location
- Gated Driveway
- EPC RATING - D
- Council Tax Band D
- Super Fast Broadband

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>95</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>		(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		