



Mark Antony
SALES & LETTING AGENTS

To LET



Glaziers Lane, Culcheth
Warrington, Cheshire WA3 4AH

£1,700 PCM
Unfurnished



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Property Features

- Three Bedroom Barn Conversion
- Open Plan Kitchen/Diner
- Rural Setting
- Parking for up to 2/3 cars
- Council Tax Band F

DESCRIPTION

Swallow Barn offers a rare rental opportunity in a charming countryside setting. Located on a working farm, this stunning three-bedroom barn conversion seamlessly blends modern comfort with rustic character. The property features a contemporary, fully fitted kitchen and dining room, complete with French doors that open onto a spacious garden—a perfect place to unwind or entertain.

The lounge area is inviting and ideal for family relaxation, while the upstairs double bedrooms showcase traditional exposed beams that add a touch of charm throughout. The master bedroom boasts a high ceiling and an ensuite bathroom with a standing shower, providing both style and convenience.

While embracing tranquil rural living, Swallow Barn also benefits from excellent connectivity, being close to local amenities and motorway links. This unique property promises a delightful balance of countryside charm and modern convenience—a truly exceptional place to call home.

Note to Prospective Tenants:

- Property is located on a working farm
- Appliances Included: Oven, Hob and Extractor Fan, Integrated Fridge/Freezer, Dishwasher
- Security Alarm at the property (Supplied as Non Repairable/Non Replaceable)
- Parking for 2/3 cars

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	87
EU Directive 2002/91/EC		

Rental available from: 26th April 2025

Notes:

- 1) Mark Antony Estates has produced this brochure in good faith, the details are set out as a general guide only and do not constitute any part of any contract. Any appliances, services or socket outlets or cables including; Electrical, Telephone, TV and Satellite have not been tested and are not guaranteed.
- 2) Any interested party should satisfy themselves about any matter of importance to them and not be solely reliant on the contents of this brochure before making a decision to make an offer.