



## The Old Stable Menherion Barton

Menherion, Stithians, TR16 6NW

**£1,600 Per month**



We are pleased to offer this spacious and well presented barn conversion in this stunning location.

Arranged as an upside down house to take advantage of the countryside and lake views.

The property is situated on a working farm and please note the garden is not fully enclosed.

The accommodation comprises a beautiful kitchen/diner with oak worktops. An oil fired Aga range is complemented by an electric oven and hob. Built in dishwasher and space for fridge/freezer and washing machine.

The very large reception room has a wood burning stove and ample space for family living. Second reception room/fifth bedroom on the first floor.

Downstairs, there is a master bedroom with fitted wardrobes and an ensuite shower room. There are two further double bedrooms and a single bedroom, along with a family bathroom.

Outside there is a private patio area, plus a large lawned garden and parking for 3 vehicles.

Oil fired central heating with it's own sub meter for the oil. Private drainage and water.

(Oil and water/drainage is billed by landlord.) Electricity is metered.

Please note due to the property being located on a working farm, children considered on a case by case basis. Pets considered on a case by case basis.

Deposit £1840.00 Holding Deposit £365.00. EPC rating C74. council Tax Band D. Available now.

OFCOM States - Standard broad band available. Limited mobile reception inside on all networks.



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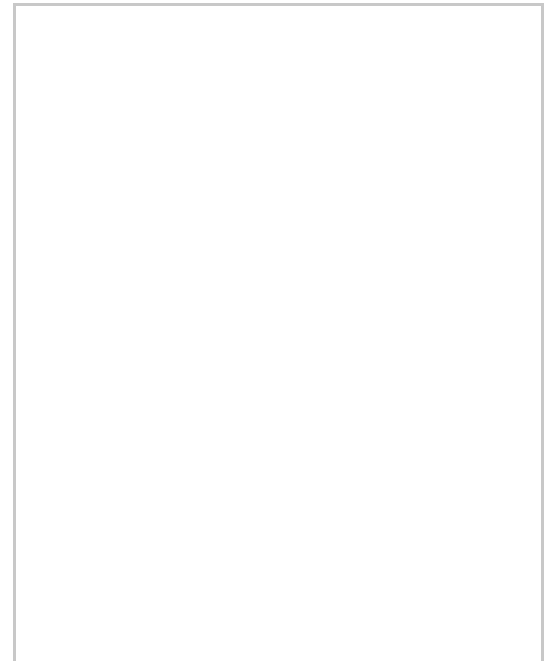
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## Area Map



## Floor Plans



## Energy Efficiency Graph

