



TO LET

Cedar Bank Farm, Barn 1


IRLAM
of Knutsford



Knutsford, WA16 0EB

£1,100.00 pcm (£300 for Gas, Elec and Oil)



The Property

This charming barn conversion has been recently refurbished to now provide stunning and bright, hi-spec accommodation throughout, blending period features with beautiful modern touches. Particular mention must be made of the spec to which the property is finished with modern kitchen and shower room blended with original features. Approached via a charming country driveway, the property forms part of an exclusive country estate and sits in a quiet position surrounded by open countryside and within easy reach of Knutsford, Holmes Chapel and beyond. The properties benefit from off road parking. There is an additional 4 acres of land that can be let by separate arrangement one with separate main road access and all benefitting from water points. Please note there is an additional £300.00 per month

allocation per property to be paid in addition to the rent to cover Electric, Water and Oil.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) and at the rail station proceed across the traffic lights onto Toft Road (A50). Turn right onto Middlewich Road (B5081) and continue through the village of Lower Peover. Continue past The Crown Inn public house on your right until you reach the crossroads and The Three Greyhounds public house on your right. Turn left onto Holmes Chapel Road and after one mile the entrance to Cedar Bank will appear on your right hand side after Shakerley Mere

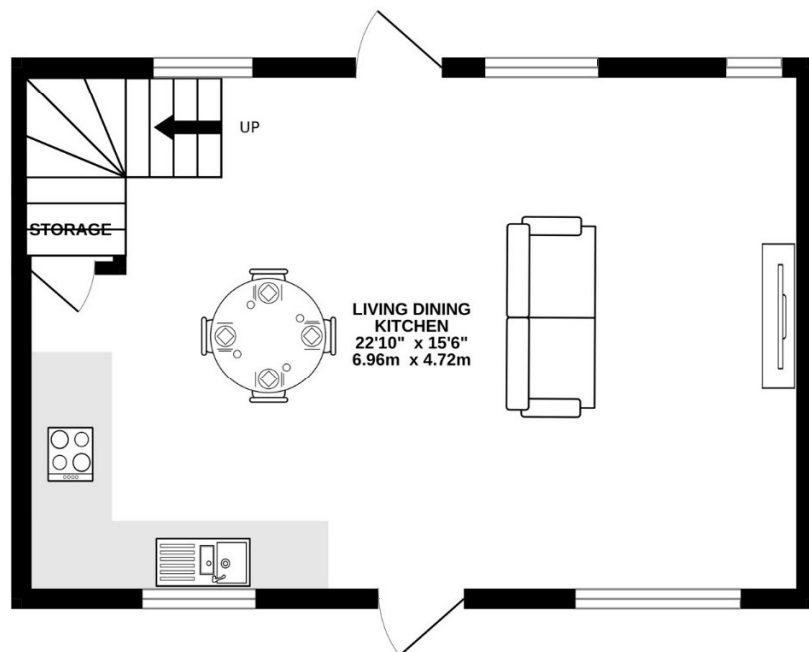
- A stunning end barns conversion
- Situated within a rural location
- Beautiful open plan living/dining/kitchen
- Two bedrooms
- Beautiful countryside views
- Off-road parking accessed via gates
- Ability to rent land by separate negotiation
- Unfurnished
- Available Immediately

Postcode – WA16 9LB

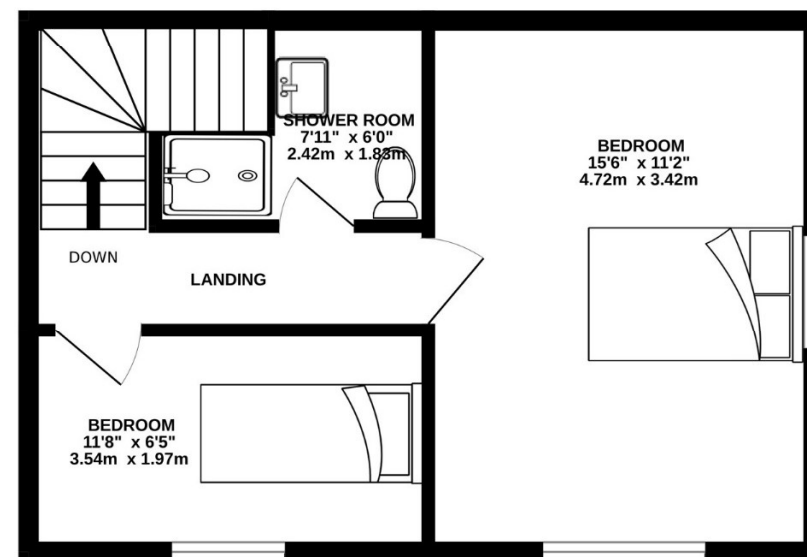
EPC Rating – C



GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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