

**TO LET****£900 PCM**

## Back Lodge, Leighton, Welshpool, Powys, SY21 8LW

Back Lodge is a Grade II Listed detached property which provides well laid out accommodation including a conservatory to the rear which is suitably placed to admire the open aspect views in this unique parkland setting.



## Accommodation

Back Lodge is a Grade II Listed detached country property which has been tastefully extended to provide for well laid out accommodation arranged over 2 floors. The property has been sympathetically restored retaining character features which include pitched pine windows, exposed beams and joists in addition to the estate railings which encompass the grounds. The property has the benefit of oil fired central heating and a well situated conservatory to the rear which is suitably placed to admire the open aspect views in this unique parkland setting. There is also a generous sitting room with feature multi fuel stove along with a breakfast kitchen, utility room, 2 ground floor bedrooms and bathroom. There are a further 2 single bedrooms situated on the first floor.

Externally the property is set within a good sized plot laid to level lawns and offers private parking to the side of the property. From the front views are enjoyed across the Severn Valley to Powys Castle and the rolling Welsh hills beyond.

## Terms

Rent: £900 per calendar month. Deposit; £1000. No pets  
6 Month Assured Shorthold Tenancy. First months rent and deposit payable in advance.

## Services

Mains electricity and water are understood to be connected. Private drainage by septic tank. Oil fired central heating. None of these services have been tested. Powys County Council - Tax Band 'E' EPC Rating - 'F' - The property has an EPC Exemption due to the building being listed.

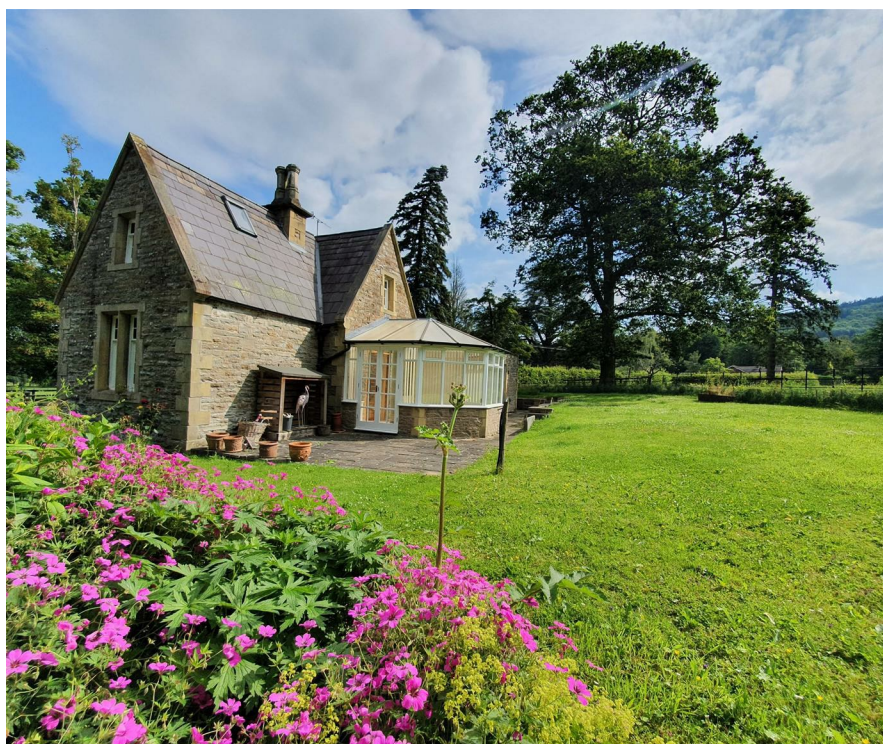
## Viewing

Strictly by appointment only with the letting agents Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.  
Tel No: 01938 555552 Email: welshpool@hallsgb.com

## Directions

Postcode for the property is SY21 8LW

What3Words Reference is rates.lemons.stammer



- Grade II Listed Detached Lodge
- Character features
- Oil Fired Central Heating
- Parkland Setting with Views
- Off Road Parking
- Available Immediately

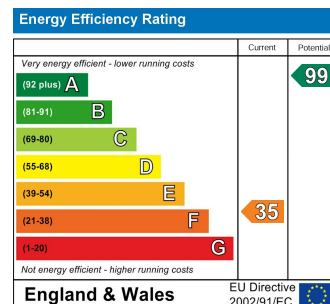
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Email: welshpoollettings@hallsgb.com



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