MELLER SPEAKMAN
SINCE 1836

TO LET

£2,225 per calendar month



WELLBANK FARMHOUSE, PILLAR BOX LANE, BRADWALL, SANDBACH, CW11 1RE

A spacious detached farmhouse, situated in a secluded rural location. The property has a modern fitted kitchen and benefits from a garage suitable for storage purposes, off road parking for several vehicles, enclosed gardens to the front and rear, plus an additional further circa 1 acre paddock if required.

- 4 Bedroom Farmhouse
- Rural Location
- Gardens and Paddock
- Garage and Off Road Parking
- Available Now

+44 (0)1625 468780
www.mellerspeakman.com

MELLER SPEAKMAN
SINCE 1836

Ground Floor

Entrance Lobby/Cloakroom

Utility Room
With w/c and wash hand basin and housing the oil central heating boiler. Plumbing for washing machine.

Kitchen/Diner
A spacious modern fitted kitchen with a range of wall and base units. Integrated dishwasher and fridge/freezer. No cooker is included but space for an electric range cooker. Dining Area with breakfast bar.

Study
A spacious reception room with carpeted floor and bay window. Log burning stove.

Dining Room
A further spacious reception room with carpeted floor and bay window. Fire alcove. Door leading down to cellar.

Living Room
An excellent size room with carpeted floor and patio doors to garden. Open fire place.

Stairs and Landing to First Floor

Master Bedroom
A spacious room with carpeted floor and neutral decoration, door to airing cupboard and window.

En-Suite Bathroom

With shower over bath, w/c and wash hand basin.

Family Bathroom
With shower over bath, w/c and wash hand basin. Built-in storage cupboard.

Bedroom Two
A good size double bedroom with built-in shelving cupboard and wardrobe area.

Bedroom Three
A further good size double bedroom.

Bedroom Four
A good-sized single bedroom.

Attic
Offering plentiful storage.

External
The property benefits from a garage with built-in coal/wood storage bunker and work bench. (No access for vehicular storage). Yard area. Enclosed lawned garden to the front of the property and small lawn area to the rear. Off-road parking for several vehicles.

Paddock
In addition; there is a small paddock suitable for a pony extending to approximately 1 acre, which can be made available.

Details

Offered Unfurnished

Energy Efficiency Rating Band:

Council Tax Band: F

Mains: Electricity

Oil Fired Central Heating

Mains Water – Metered Supply

Please note that this Landlord will consider pets, although additional charges will apply.

Rent: £2,225 pcm

MELLER SPEAKMAN
Aus-Bore House, 19-25 Manchester Road, Wilmslow, Cheshire SK9 1BQ
info@mellerspeakman.com

RICS

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

www.mellerspeakman.com
+44 (0)1625 468780