



Hole Barn, Walsh Lane, Allostock, Knutsford, WA16 9JS

- One Bedroom Barn Conversion
- Open Plan Kitchen/Diner/Living Room
- Very Spacious
- Parking for Two Cars
- Two Stables
- Shared use of Manege 60m x 40m
- Horse Walker
- Turnout Paddocks



TO LET £775 Per calendar month

To arrange a viewing please contact [t. 01743 491979](tel:01743491979) [f. 01743 709967](tel:01743709967)
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A spacious one bedroom barn conversion with the benefit of two stables and use of excellent equestrian facilities.

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Description The Barn at Hole House Farm has recently been upgraded and refurbished providing very spacious one bedroom accommodation including a large entrance hall, open plan living room with log burning stove and dining kitchen, double bedroom and bathroom. The property further benefits from having the availability of two stables and use of all equestrian facilities on site along with parking for two cars and further horsebox parking.

Entrance Hall Hardwood glazed front door. Hardwood window to front elevation. Velux window. Ceiling light point. Ceiling coving. Central heating radiator. Tiled floor.

Living Room 7.6m x 4.0m Velux window. Ceiling light point. Two wall light points. Two central heating radiators. Carpet. Log burning stove set onto a stone hearth with cast iron fireplace. Open plan to:-

Dinning Kitchen Fitted with a range of white fronted base and drawer units with granite effect work surfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap. Space for under unit Fridge, Freezer, dishwasher. Electric oven & hob. Velux window. Ceiling light point. Central heating radiator. Tiled to splash back areas. Tiled floor.

Bedroom 2.8m x 4.0m Generous double bedroom with Velux window. Ceiling light point. Central heating radiator.

Bathroom 3.8m x 1.8m Fitted with a white suite to comprise; low level wc, pedestal wash hand basin and panelled bath with shower attachment over. UPVC double glazed opaque window to side elevation. Velux window. Ceiling light point. Central heating radiator. Part tiled walls. Tiled floor. Space and plumbing for washing machine and tumble dryer.

Externally Concrete courtyard area with sufficient space for two cars and outside entertaining. Door off courtyard into stable yard.

Stable Yard Two Stables available within an American style barn of 12 stables and shared use of on-site equestrian facilities:
Tack & Feed rooms
Storage for Hay and Bedding.
Horsebox Parking
Turnout paddocks on a rotation basis
Manege - 60m x 40m with silica sand and fibre surface with use of showjumps.
Horse walker Indoor 5 horse walker with rubber floor
Equine Spa use by appointment only

Directions Travel south from Knutsford town centre along A50 in the direction of Holmes Chapel and after approximately two miles turn right signed Lower Peover onto Middlewich Road (B5081). Continue through the village and pass The Crown Inn public house on your right heading towards Allostock. After passing Ashbrook Equine Hospital take the second left onto Wash Lane and turn left down the long driveway signed Hole House Farm.

Services Mains Electricity & Water
Private Drainage via Septic Tank
Oil Fired Central Heating
EPC Awaiting record

Lease Terms Term: Flexible lease term to be agreed between parties.
Rent: £850.00 per calendar month to be paid monthly in advance.
Deposit: £1,700.00 payable upon the signing of the agreement.

Holding Deposit A holding deposit equal to one months rent will be requested to remove the property from the market on agreeing heads of terms between parties to place the property Under Offer and will therefore be held for the applicant. This holding deposit will act as the first months rent on occupying the property.

Application/Administration Fees A non-refundable fee of £30.00 (inc VAT) per person is payable upon submission of a completed application form. If the application is accepted an administration fee of £150.00 (inc VAT) is payable before the tenancy agreement is issued.

VIEWING STRICTLY BY APPOINTMENT
Through the Agents Jackson Equestrian on 01743 491979 or 01743 709967

Disclaimer - Jackson Equestrian'
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