



Holding Deposit (per tenancy) – One week's rent

This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). The holding deposit is required while we carry out our preliminary checks and obtain employer's reference and credit reference.

If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- (a) One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- (c) Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

Pets: Where domestic pet(s) are accepted by the landlord the rent will be charged at a higher monthly amount. (This does not mean this particular landlord will accept any request for pets).

The Department for Communities and Local Government "How to Rent – Checklist for renting in England" which can be downloaded at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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**Bank Farm, Dodds Lane,
Astbury, Congleton,
Cheshire CW12 4RH**

**Monthly Rental Of £2,750
(exclusive) + fees**

- FULLY RENOVATED CONVERTED BARN
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- HUGE OPEN PLAN LIVING DINING KITCHEN
- TWO BATHROOMS
- VERSATILE ACCOMMODATION
- GARDENS WITH FAR REACHING VIEWS
- PICTURESQUE RURAL CHESHIRE

TO LET (Unfurnished)

Bank Farm is a delightful, fully renovated converted barn. Offering four double bedrooms, two bathrooms, and versatile accommodation to match, with three reception rooms and a huge open plan living dining kitchen. Forming part of a working farm, with gardens offering far reaching rural views and nestled in the heart of Cheshire's picturesque countryside. On the edge of the scenic Cheshire Peak and conveniently served by fast motorway, high-speed rail and international air links, Astbury is an ideal location for your family, home and business.

The Astbury community is served by the highly commended Astbury St Mary's Church of England Primary School, Astbury Golf Club (18 holes, plus pro-shop and fine clubhouse), the Glebe Farm rural shops and café, and the acclaimed Egerton Arms Country Inn, with its real ales and fine food. The village is at the centre of an extensive network of safe rural walks and tracks, including the Macclesfield Canal and Mow Cop.

Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blues Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Astbury has outstanding transport and communications links :

- Immediate access to A34 and the new Congleton Link Road, providing convenient main road travel to the North's cities including Manchester, Leeds and Liverpool,



and South to The Potteries, Newcastle under Lyme and Birmingham.

- Astbury is a 10 minute drive from junction 17 of the M6 Motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities.
- Manchester International Airport is only 18 miles away, offering direct flights to over 180 domestic and worldwide destinations.
- The major regional rail hub of Crewe is less than 12 miles by swift main roads
- Congleton's own railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Hardwood front door to:

HALL 16' 5" x 11' 1" (5.00m x 3.38m): Hardwood framed sealed unit double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Oak return staircase to first floor.

LOUNGE 23' 3" x 16' 6" (7.08m x 5.03m): Three hardwood framed sealed unit double glazed windows to front aspect. Three single panel central heating radiators. 13 Amp power points. Cast iron wood burning stove set on stone hearth.

OFFICE 16' 6" x 13' 1" (5.03m x 3.98m): Full length hardwood framed sealed unit double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

SNUG 17' 6" x 17' 3" (5.33m x 5.25m): Hardwood framed sealed unit double glazed windows to dual aspects. Single panel central heating radiator. 13 Amp power points. Exposed brick fireplace with cast iron stove set on stone hearth.



LIVING DINING KITCHEN 32' 9" x 18' 0" (9.97m x 5.48m): Pitch roof with exposed beams. Velux roof lights. Hardwood framed sealed unit double glazed windows to rear garden. Extensive range of medium oak fronted eye level and base units having natural granite preparation surfaces over with ceramic Belfast sink inset. Electric range cooker with extractor hood over. Fridge/freezer. Integrated dishwasher. Large central island with granite preparation surface over with base cupboards and drawers. Hardwood double glazed French doors to rear garden. Ceramic tiled floor with underfloor heating.

UTILITY 12' 5" x 7' 9" (3.78m x 2.36m): Hardwood framed sealed unit double glazed window to rear aspect. Granite preparation surface with Belfast sink inset. Space and plumbing for washing machine and tumble dryer. 13 Amp power points. Tiled floor. Deep recessed store cupboard. Ceramic tiled floor with underfloor heating. Door to outside.

SHOWER ROOM 8' 8" x 4' 1" (2.64m x 1.24m): Hardwood framed sealed unit double glazed window to side aspect. White suite comprising: Low level W.C., pedestal wash hand basin and shower cubicle with Triton electric shower and glass sliding door. Chrome centrally heated towel radiator. Ceramic tiled floor.

First Floor :

GALLERIED LANDING : Velux roof light. Three single panel central heating radiators. 13 Amp power points. Cupboard housing hot water cylinder.

BEDROOM 1 FRONT 17' 6" x 12' 2" (5.33m x 3.71m): Hardwood framed sealed unit double glazed windows to dual aspects. Double panel central heating radiator. 13 Amp power points.

Dressing Area 13' 9" x 11' 6" (4.19m x 3.50m) L-Shaped: Hardwood framed sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Walk in wardrobe.

En-Suite 9' 2" x 8' 6" (2.79m x 2.59m): Velux roof light. White suite comprising: Low level W.C., pedestal wash hand basin, tiled



panelled bath with bath/shower mixer. Corner shower cubicle with mains fed shower. Chrome centrally heated towel radiator.

BEDROOM 2 REAR 17' 5" x 12' 8" (5.30m x 3.86m): Hardwood framed sealed unit double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 17' 5" x 14' 9" (5.30m x 4.49m): Angular ceiling with exposed beams. Hardwood framed sealed unit double glazed window to rear aspect. Two single panel central heating radiators. 13 Amp power points.

BEDROOM 4 FRONT 15' 8" x 13' 1" (4.77m x 3.98m): Exposed oak beams. Hardwood framed sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 13' 1" x 8' 7" (3.98m x 2.61m): Velux roof light. Low voltage downlighters inset. White suite comprising: Low level W.C., wash hand basin set in vanity unit with cupboards below and panelled bath. Chrome centrally heated towel radiator.

Outside :

REAR : Lawned garden with coloured stone terrace.

SERVICES : Mains water, electricity and gas. Drainage via septic tank.

VIEWING : Strictly by appointment through sole letting agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East

TAX BAND: G

DIRECTIONS: SATNAV CW12 4RH

