



£2,750

Knowles Bridge Farm Manchester Road, Over Hulton, BL5 1BA

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We are delighted to offer to let this exceptional detached farmhouse, set on a generous plot of approximately 3/4 acres on Manchester Road, Over Hulton. This remarkable property, dating back to 1695, combines stunning historic features with modern enhancements, making it an ideal home for both comfort and entertaining.

The property offers: Gorgeous Private Grounds: Beautifully landscaped gardens provide a peaceful, rural feel with a high degree of privacy. Several lawned areas and patios perfect for outdoor relaxation and enjoyment.

Entertainment Spaces: The impressive games/snooker room, spacious enough for a full-size snooker table, and a spectacular 20ft x 12ft heated indoor swimming pool with a separate spa, shower, cloakroom, and changing rooms.

Character and Charm: The home retains many original features, including a grand entrance hallway, a spacious sitting room, and a cosy snug overlooking the garden. The dining room reflects the home's historic charm and includes a stylish bar area.

Modern Amenities: The well-equipped kitchen, with a separate utility room and convenient W.C., provides all the functionality needed for modern living.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

