



Villa Barns Annex 1,

| Rothwell | LN7 6BH

£950 PCM



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

Villa Barns Annex 1

Rothwell | LN7 6BH

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STUNNING LOCATION! ACTUAL RENT £1300 AS ALL BILLS INCLUDED

An exceptional 3 bedroom Barn Conversion is now available to let. Nestled in the valley of Rothell, surrounded by rolling hills there is no better location. The rent also has the inclusion of all utility bills, grass cutting, window cleaning and Internet.

Villa Barns has been lovingly restored which now has the benefit from an open plan good size lounge with country style kitchen with space to dine. Convenient ground floor cloak room, two double bedrooms, single bedroom, family bathroom with shower over bath, parking and gardens.

- Barn Conversion
- Lounge/kitchen/dining.
- 2 Double bedrooms.
- One single bedroom.
- Village Location.
- TOTAL RENT WITH BILLS INCLUDED.
- Cloak Room.
- Bedroom with veranda.
- Bathroom,
- Area of natural beauty

Location

Main entrance

Lounge/kitchen/dining
20'0" x 18'0" (6.10 x 5.49)

Cloak room

Staircase and landing

Bedroom one
10'0" x 18'0" (3.05 x 5.49)

Bedroom two
12'0" x 9'0" (3.66 x 2.74)

Bedroom three

10'0" x 8'0" (3.05 x 2.44)

Bathroom

9'0" x 5'0" (2.74 x 1.52)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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