



Old Hall Barn Hall Lane, Rainhill, L35

£3,000 Per Month



**STAPLETON
DERBY**

Old Hall Barn, Hall Lane, Rainhill is a beautifully restored barn conversion that has been thoughtfully and meticulously renovated to an exceptional standard throughout. Blending character with contemporary living, this impressive home offers a rare opportunity to rent a unique property in a peaceful yet highly convenient location, with excellent access to local amenities, transport links and motorway networks.

Set back from the road behind secure private electric gates, the property provides a high level of privacy and security, with a landscaped driveway offering ample parking for multiple vehicles. Internally, the accommodation is both spacious and stylish, beginning with a welcoming entrance hallway, a downstairs WC, and leading into a stunning open-plan kitchen, living and dining area. This space has been designed for modern living, featuring double bifolding doors that open out onto the private front patio, creating a seamless indoor-outdoor feel. To the first floor, the property offers four generously sized double bedrooms, two of which benefit from their own en-suite bathrooms, alongside a contemporary family bathroom. A separate utility room adds further practicality to the layout.

Externally, the rear garden has been designed for low-maintenance enjoyment, with a combination of Astro turf and a patio area, providing an ideal space for relaxing or entertaining. To the front, the property continues to impress with its well-maintained approach and secure gated access.

For those seeking additional outdoor space, there is also the option to include the fields opposite, subject to discussion, offering further flexibility depending on individual needs.

This exceptional home offers a perfect balance of countryside charm and modern convenience, making it a standout rental opportunity in one of Rainhill's most desirable settings.

Rent: £3,000
Deposit: £3461.53
Council Tax G
EPC Rating C









ETON
BY

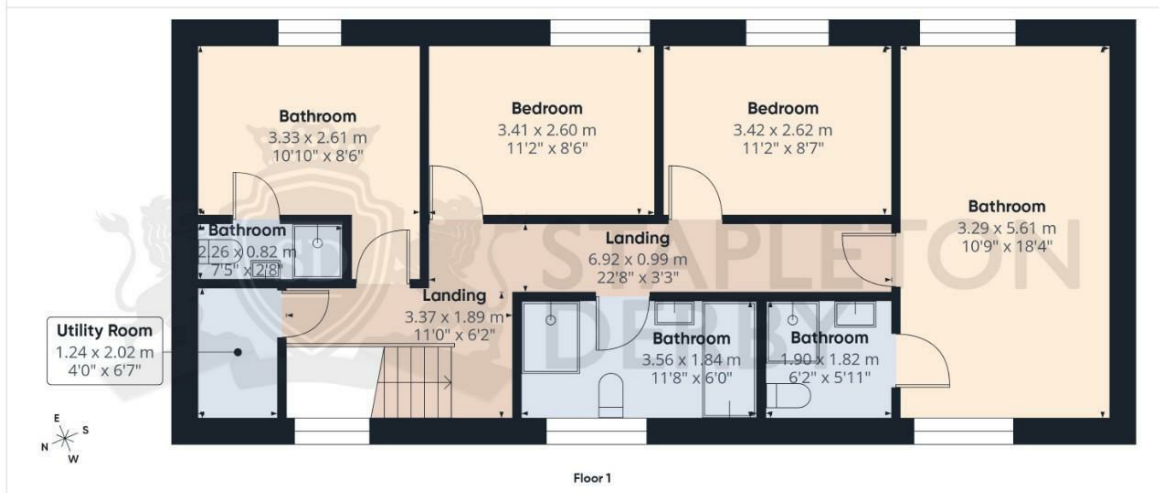
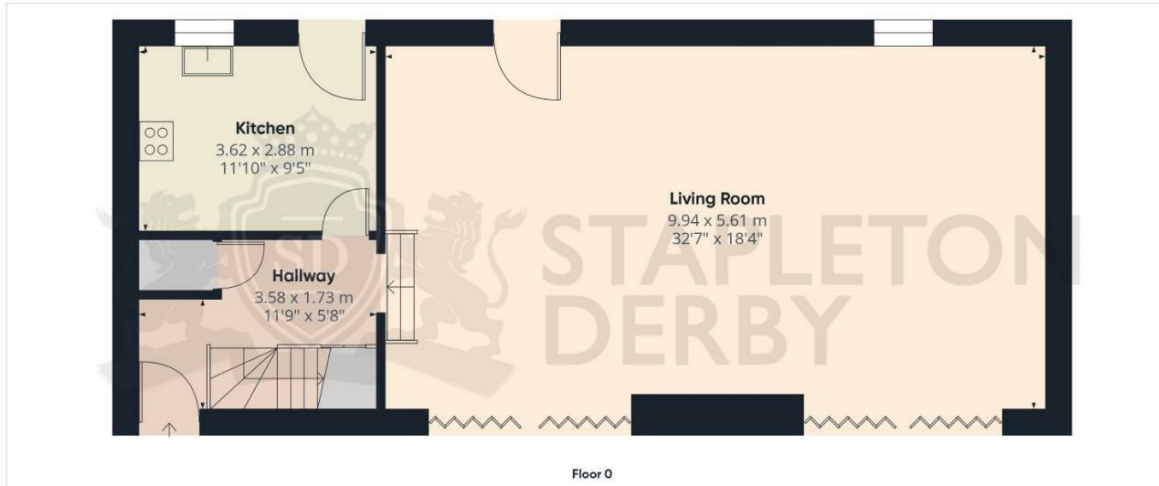
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Approximate total area[®]
147.2 m²
1584 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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