

TO LET

## Corner Farm, Welshampton, Ellesmere, Shropshire, SY12 0QA

vanity cupboard below, tiled surrounding walls, exposed ceiling and wall timbers, double glazed window to rear elevation overlooking the rear gardens and open countryside beyond.

The staircase rises from the Inner Landing up to:

### BEDROOM TWO

16'4" x 23'0" (4.987 x 7.023)

With an exposed wood boarded floor, two double glazed window to two elevations enjoying super views over open countryside, exposed ceiling and wall timbers, radiator.

### OUTSIDE

The property is approached off the council maintained road over a gravelled sweeping driveway which leads to the rear of the property and provides ample parking for a number of vehicles. The property is bordered to the rear by open farmland. The driveway is bordered by shaped areas of lawn.

To the front of the property there are shaped areas of lawn with interspersed floral and herbaceous borders.

### SERVICES

We understand that the property has the benefit of mains water and electricity.

### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

### COUNCIL TAX

The property is in Band 'E' on the Shropshire Council Register.

### REFERENCING & LEGAL FEES

An application fee of £180.00 will be required to cover the cost of references and the production of an assured shorthold tenancy agreement. This fee is non refundable in the event the tenant is not approved for the property or decides not to take up the tenancy.

### DEPOSIT

A security deposit of £1,875.00 will be required to be held by the DPS.

### TERM

The property is available on an assured shorthold tenancy agreement for 6 months initially, however, the landlord may be willing to extend the tenancy, if required.

### CONDITIONS

No smokers

Pets to be declared prior to viewing the property.

No DSS.

### VIEWING

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: (01691) 622602.

Halls

TO LET

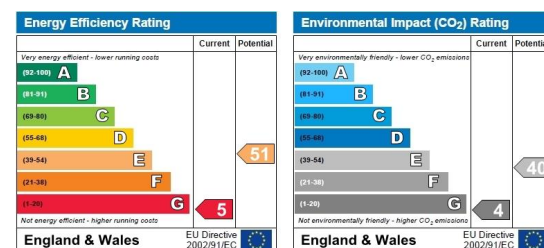
£1,250 Per calendar month

## Corner Farm, Welshampton, Ellesmere, Shropshire, SY12 0QA

**Property to let?** We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual

circumstances and requirements. **Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

### Energy Performance Ratings



Halls

01691 622 602

Ellesmere office:

The Square, Ellesmere, Shropshire, SY12 0AW  
E. ellesmere@halls.gb.com



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3 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



- Renovated Farmhouse
- Superbly Presented
- Spacious Accommodation
- Charm & Character
- Convenient Location
- Gardens ext. to 0.5 of an acre

DESCRIPTION

Halls are delighted with instructions to offer Corner Farm To Let on an initial 12 month Assured Shorthold Tenancy Agreement with a longer term tenant preferred.

Corner Farm is a well situated three bedroomed detached farmhouse which has recently been renovated to a high standard providing comfortable and spacious living accommodation

The internal accommodation comprises, on the ground floor, a Reception Hall, Lounge, Sitting/Family Room, Inner Hall, Study, Shower Room, Kitchen/ Dining Room and Utility Room on the ground floor, two bedrooms (master bedroom with ensuite bathroom) and family bathroom on the first floor and a bedroom on the second floor.

Outside, the property is complimented by surrounding gardens and a large car parking area and sweeping driveway.

SITUATION

Corner Farm is situated a short distance from the favoured North Shropshire village of Welshampton, approximately 4 miles from the Shropshire Lakeland town of Ellesmere, which has excellent local

shopping, recreational and educational facilities. Other North Shropshire Towns including Wem (8 miles) and Whitchurch (9 miles) are both within easy motoring distance. The county towns of Shrewsbury (18 miles) and Chester (28 miles) are, also, within easy reach by car and both have a more comprehensive range of amenities of all kinds.

THE DIRECTIONS

From Ellesmere proceed on the A495 in the direction of Whitchurch to the village of Welshampton. Continue through the village and proceed for a further 0.7 of a mile and the property will be situated on your right hand side identified by a Halls 'To Let' board.

THE ACCOMMODATION COMPRISES

With a wooden front entrance door opening in to a:

RECEPTION HALL

With a quarry tiled floor, double glazed window to front elevation overlooking the front gardens, staircase to first floor and a door opening in to the:

LOUNGE

14'4" x 13'1" (4.369 x 3.994)  
With exposed wood floor, double glazed window to front elevation overlooking the front gardens, exposed ceiling wall timbers, radiator and open fireplace standing on a tiled hearth and surround.

A further door leads from the Reception Hall in to the:

SITTING ROOM/FAMILY ROOM

13'7" x 11'11" (4.144 x 3.640)  
With a tiled floor, double glazed window to front elevation overlooking the front gardens, radiator,

electric wall mounted fire, exposed ceiling and wall timbers and door opening in to a recessed storage cupboard and further door opening in to the:

INNER HALL

With a tiled floor, doors opening in to recessed storage cupboard, archway through to the Rear Entrance Hall with tiled floor, double glazed window to side elevation and door to the rear gardens and door opening in to the:

STUDY

14'4" x 10'2" (4.369 x 3.100)  
With quarry tiled floor, radiator, double glazed window to rear elevation overlooking the rear gardens, stone bench in place and exposed ceiling and wall timbers.

A door leads from the Inner Hallway in to the:

SHOWER ROOM

With a tiled floor, extensively tiled walls, low flush WC, wash hand basin (H&C) with vanity cupboard below and mirror over, enclosed mains fed shower cubicle and double glazed opaque window to rear elevation.

A further door leads from the Inner Hall in to the:

KITCHEN/DINING ROOM

18'0" x 10'11" +15'6" x 8'11" (5.491 x 3.326 + 4.724 x 2.707)  
With a tiled floor, three double glazed windows to two elevations, a range of granite work surfaces with base units below incorporating cupboards and drawers, eye level units, sink unit (H&C), extensively tiled walls, two double ovens and halogen four ring hob over, door in to recessed Storage Cupboard, breakfast bar and further work surface area with base units below, shelved area and a door opening in to:

UTILITY ROOM

With tiled floor, door to outside, a 'Warmflow' oil fired boiler, sink (H&C) and planned space for appliances.

The staircase rises from the Reception Hall to a First Floor Landing with a continuation of the Wooden flooring and door opening in to:

BEDROOM ONE

18'2" x 12'7" (max) (5.531 x 3.838 (max))  
With exposed wood boarded floor, double glazed window to front elevation, radiator and door opening in to the:

ENSUITE BATHROOM

With a continuation of the exposed wood boarded floor, low flush WC, wash hand basin (H&C) with vanity cupboard below, panelled bath (H&C) with shower attachment and tiled surrounding walls, exposed ceiling and wall timbers.

BEDROOM THREE

13'8" x 13'0" (4.165 x 3.949)  
With exposed wood boarded floor, double glazed window to front elevation overlooking the front gardens and open countryside beyond, recessed shelved area, radiator and door in to a recessed wardrobe with hanging rail.

A door opens from the Landing Area in to an Inner Landing with a continuation of the exposed wood floor, enclosed staircase to Second Floor, further staircase leading down to the Inner Hall and door opening in to the:

FAMILY BATHROOM

With exposed wood boarded floor, panelled bath (H&C) , low flush wc, wash hand basin (H&C) with