

TO LET



Perthy House, The Perthy, Welsh Frankton, Nr Ellesmere, SY12 9HP

With a fitted carpet and double glazed windows to rear and either side.

BEDROOM 3

12'5" x 12'4" (3.789m x 3.775m)

With a fitted carpet and double glazed window.

FAMILY BATHROOM

With a fully tiled shower cubicle with mains fed shower, freestanding bath with mixer tap over, hand basin (H&C) with mixer tap and drawers below, low flush WC, extensively tiled walls, chromium heated towel rail/radiator, double glazed to side elevation.

OUTSIDE

The property is approached from a small country lane over a gravelled drive which leads alongside the property to an extensive gravelled parking and manoeuvring space to the rear, fronted by a open fronted:

TRIPLE GARAGE BLOCK

28'7" x 19'0" (8.7m x 5.8m)

With a concrete base, power and light laid on, lean-to storage area and a side staircase leading up to first floor storage space.

GARDENS

There gardens are an attractive feature of the property and comprise a paved patio area to the rear and one side, providing an ideal space for outdoor entertaining. There is a good sized area of lawn and a number of raised well stocked floral and herbaceous borders.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is yet to be assessed for council tax purposes.

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.

CONDITIONS

No smokers
Pets to be declared prior to viewing the property.
No DSS.

TERM

The property is available on an assured shorthold tenancy agreement for 12 months initially, however, the landlord may be willing to extend the tenancy, if required.

VIEWINGS

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



TO LET

£1,250 Per calendar month

Perthy House, The Perthy, Welsh Frankton, Nr Ellesmere, SY12 9HP

A newly constructed architect designed 3 bedroom detached country house with a triple open fronted garage block and good sized gardens enjoying lovely countryside views situated in an extremely popular semi-rural location.

Energy Performance Ratings

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.



01691 622 602

Ellesmere office:

The Square, Ellesmere, Shropshire, SY12 0AW
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Ellesmere (2.5 miles), Oswestry (6 miles), Shrewsbury (17.5 miles).
All distances are approximate.



3 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Architect designed
- Detached country house
- 3 Bedrooms
- Triple garage block
- Large gardens
- Enjoying open views

DESCRIPTION

Halls are delighted with instructions to offer New House, Perthy, near Ellesmere, to let on an initial 12 month Assured Shorthold Tenancy Agreement with a longer term tenant preferred.

Perthy House is a newly constructed architect designed 3 bedroom detached country house with a triple open fronted garage block and good sized gardens enjoying lovely countryside views situated in an extremely popular semi-rural location.

The internal accommodation, which has been very well designed provides, on the ground floor, an open plan Kitchen/Family Room/Dining Room as well as a separate Sitting Room, Utility Room and downstairs Cloakroom. There are three first floor Bedrooms (Master Bedroom with Ensuite Shower Room) and a Family Bathroom. The property benefits from an Air Source central heating system with under floor heating on the ground floor and conventional radiators on the first floor.

Outside, the property is complimented by a gravelled drive with ample parking and manoeuvring space to the rear of the property fronting an open fronted triple garage block with a storage room above.

The gardens are an attractive feature of the property and have been predominantly laid to lawn with a

number of well stocked floral and herbaceous borders.

The property enjoys a slightly elevated position with lovely views over open countryside.

SITUATION

Perthy House is located in the small popular rural hamlet of Perthy in the heart of the noted North Shropshire Countryside. Whilst enjoying an attractive rural location it is only approximately 2 miles from the well known North Shropshire Town of Ellesmere which has an excellent range of local shopping and recreational facilities and 3.5 miles from Whittington. The larger centres also of Chester and Shrewsbury are easily accessible via the A5 trunk road which is only approximately 4.5 miles away.

DIRECTIONS

From Ellesmere proceed on the A495 in the direction of Oswestry for approximately 1.1 miles and turn right signposted 'Perthy'. Continue along this country lane for approximately 0.5 of a mile and Perthy House will be situated on your left hand side, identified by a Halls for let board.

THE ACCOMMODATION COMPRISES:

A pitched rear entrance porch and rear entrance door with glazed centre panel opening in to a:

UTILITY ROOM

6'4" x 5'10" (1.945m x 1.770m)
With a quartz work surface area with cupboard below, planned space and plumbing for a washing machine, planned space for a further appliance, double glazed window to side elevation and a door in to the:

BOILER CUPBOARD

Housing the hot water cylinder and fuse boxes etc.

A further door leads from the Utility Room in the:

OPEN PLAN KITCHEN/BREAKFAST ROOM

37'9" x 9'10" widening to 12'4" (11.5m x 3m widening to 3.76m)

With a fully fitted kitchen comprising a twin Belfast sink unit (H&C) with mixer tap over with pull out jet spray and double cupboard below, a range of work surface areas with base units incorporating cupboards and drawers, integrated White Knight dishwasher, integrated Bosch fridge and freezer, integrated Neff microwave and oven with cupboards above and below, upright storage cupboards, an integrated five ring halogen hob unit with extractor hood over with soft closing drawers below, display lighting, double glazed window to rear elevation and opening through to the:

FAMILY ROOM AREA

With double glazed windows to front and side elevations enjoying lovely open views, an inglenook style fireplace with inset multi-fuel burning stove with brick surround.

An open arch way leads from the Kitchen/Breakfast Room Area in to the:

DINING ROOM/SUN ROOM

15'7" x 11'2" (4.759m x 3.4m)

With glazing to three elevations enjoying lovely views over the gardens and open countryside, double glazed door leading out to a side patio area and two Velux rooflights.

A door leads to a:

REAR HALLWAY

With a staircase to first floor, a side entrance door and a door in to a:

DOWNSTAIRS CLOAKROOM

With a hand basin (H&C) with mixer tap and drawers below, low flush WC, double glazed window to side elevation.

A further door leads from the Rear Hallway in to a:

SITTING ROOM

12'5" x 12'5" (3.79m x 3.79m)

With a fitted carpet as laid, double glazed window to front elevation enjoying lovely views over open countryside, a brick fireplace with space for a multi-fuel burning stove.

The staircase rises from the Rear Hallway up to a:

FIRST FLOOR LANDING AREA

With doors in to the following:

MASTER BEDROOM

12'4" x 12'3" (3.77m x 3.74m)

(plus a Dressing Area - 2.04m x 1.68m) With double glazed windows to front and side elevations enjoying lovely elevated views and a door in to an:

ENSUITE SHOWER ROOM

With a fully tiled shower cubicle with mains fed shower, hand basin (H&C) with mixer tap and drawers below, low flush WC, extensively tiled walls, chromium heated towel rail/radiator, double glazed window to side elevation.

BEDROOM 2

16'3" x 11'4" (4.95m x 3.46m)