

FOR SALE

Stone Cottage, Lower Frankton, Oswestry, Shropshire, SY11 4PA

magnificent views over unspoilt countryside, exposed ceiling timbers and the magnificent chimney breast.

BEDROOM 3

10'7" x 6'7" (3.23m x 2.01m)

With a fitted carpet as laid, radiator, double glazed window with magnificent views over unspoilt countryside.

OUTSIDE

The property stands in most attractively landscaped gardens which have been attractively laid out by the owners and have magnificent views over unspoilt countryside.

There is a gravelled driveway from the council maintained roadway leading to a parking area to the front and side of the property. There is a lawned front garden with gravelled and floral front borders.

To the rear of the house is an enclosed lawned area leading on to a paved patio area with brick built barbeque, making a lovely setting for outside dining/sitting etc.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system.

LOCAL AUTHORITY

Shropshire Council, Edinburgh House, New Street, Wem, Shropshire. SY4 5DB. TEL: (01939) 232771.

LEASE

The property will be let on an Assured Shorthold Tenancy for an initial period of 6 months.

REFERENCING & LEGAL FEES

An application fee of £160.00 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 that the tenant is not approved for the property or decides not to take the tenancy.

DEPOSIT

£1275.00 to be held by the Deposit Protection Service.

CONDITIONS

No Pets, non smokers and non DSS preferred.

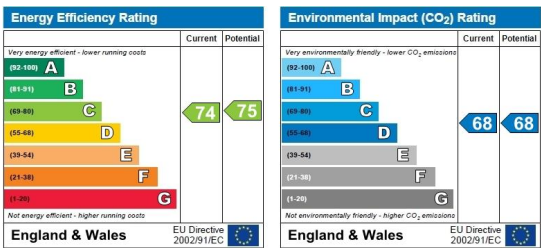
VIEWING

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

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FSA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



Halls

01691 622 602

Ellesmere office:

The Square, Ellesmere, Shropshire, SY12 0AW

E. ellesmere@halls.gb.com



onTheMarket.com

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2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- 3 Bedrooms
- Detached Country Cottage
- Charm and Character
- Unspoilt Rural Location
- Panoramic Views
- Long Term Let Preferred

SITUATION

Stone Cottage is in a most attractive, peaceful and rural location in the heart of the North Shropshire countryside. Whilst enjoying this scenic setting it is still conveniently located with regards to the well known North Shropshire lakeland town of Ellesmere, which is only three miles away and has an excellent range of local shopping, recreational and educational facilities. The larger centres, also, of Oswestry (7 miles) and the county town of Shrewsbury (13 miles) are both within easy motoring distance and both have a more comprehensive range of amenities of all kinds. The A5 trunk road is, again, also only approximately 5 miles away providing easy motoring north and south.

DIRECTIONS

From Ellesmere take the A495 in the direction of Whittington for just under 3 miles. In the centre of Welsh Frankton bear left sign posted 'Lower Frankton' and continue for just over 0.2 of a mile and the property will be located on the right hand side identified by a Halls 'For Sale' board.

THE ACCOMMODATION COMPRISES

A solid wood partly glazed front entrance door opening in to a:

DINING HALL

With an attractive tiled floor, superb inglenook style brick fireplace with heavy oak beam over and old fashioned style 'guidwise' range style wood burning stove, double glazed window to front elevation overlooking the gardens, recessed storage cupboard with old fashioned original door, superb exposed ceiling timbers, radiator, door to an enclosed staircase leading to first floor and a door in to a:

UTILITY ROOM

8'7" x 6'1" (2.62m x 1.85m)

With a continuation of the tiled floor, planned space and plumbing for appliances, power points, Manrose wall mounted extractor fan and a Worcester oil fired central heating boiler, which heats the domestic hot water and central heating radiators, double glazed window to side elevation with magnificent views, door through to a:

DOWNSTAIRS SHOWER ROOM

With a tiled enclosed shower cubicle with partly tiled surrounding walls, low flush W.C., pedestal hand basin (H&C) with mixer tap and tiled splash, Manrose wall mounted extractor

fan, double glazed window to rear elevation overlooking the rear gardens and delightful unspoilt countryside beyond, upright heated towel rail.

A door leads from the Dining Hall through to a:

KITCHEN

10'7" x 6'5" (3.23m x 1.96m)

With a continuation of the tiled floor, a stainless steel single drainer 1.5 bowl sink unit (H&C) with mixer tap and cupboards under, work surface to either side with base units below, a 4 ring Baumatic halogen hob unit with extractor hood above and Baumatic oven below, exposed ceiling timbers, french doors leading out to the rear gardens and an open plan archway through to the:

BREAKFAST ROOM

11'10" x 10'4" (3.61m x 3.15m)

With a continuation of the tiled floor, radiator, extensive double glazed windows taking full advantage of the magnificent panoramic views over unspoilt countryside with power points and double glazed french doors leading to the rear gardens.

A door leads from the Dining Hall through to the:

LOUNGE

19'2" x 13'1" (5.84m x 3.99m)

With a continuation of the tiled floor, radiator, power points, 3 double glazed windows to two elevations, double glazed french doors opening to a rear patio area and a dimplex wall mounted log effect electric fire, exposed beams.

An attractive original Oak door opens in to the carpeted enclosed Staircase, which leads up to a:

FIRST FLOOR LANDING

With fitted carpet as laid, radiator, restricted head height and door through to:

BEDROOM 1

13'5" x 13'0" (4.09m x 3.96m)

With a fitted carpet as laid, radiator, power points, 2 ceiling roof lights, 2 double glazed french doors leading on to a 'Juliette' balcony.

FAMILY BATHROOM

With a panelled bath (H&C) with tiled surrounding walls, shower screen and shower unit, low flush W.C., vanity hand basin (H&C) with vanity cupboard below, tiled splash, electric shaving light and socket over, upright radiator/heated towel rail.

BEDROOM 2

17'3" x 10'2" (5.26m x 3.10m)

With a fitted carpet as laid, radiator, double glazed window to front elevation with