

FOR SALE

Marrington Farmhouse, Chirbury, Montgomery, Powys, SY15 6DR

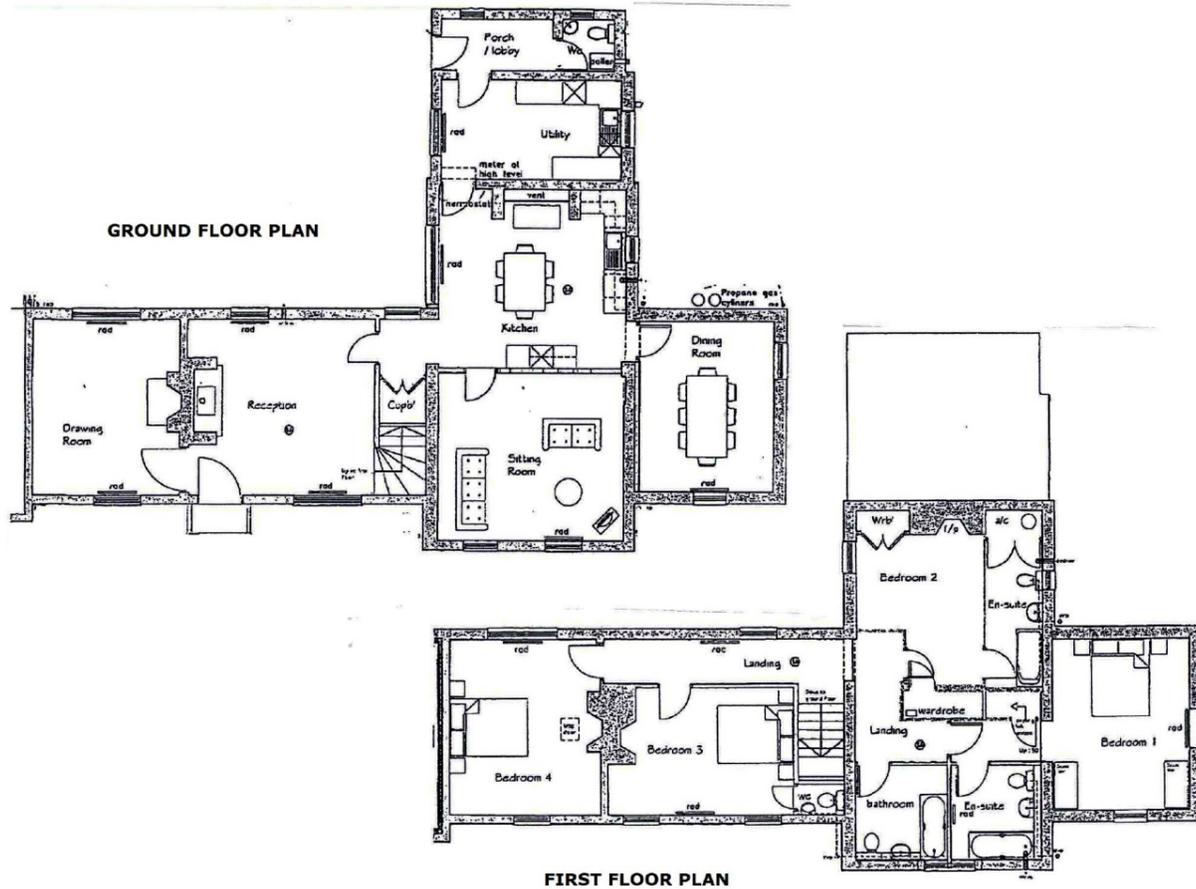


FOR SALE

£1,050 Per calendar month

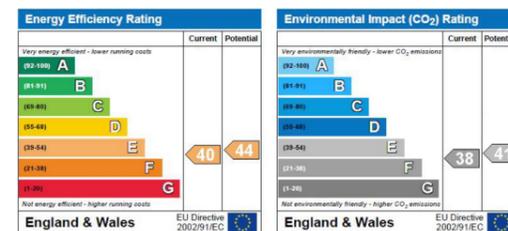
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Available on an assured shorthold tenancy is this handsome country residence which has been refurbished to provide extensive family accommodation of 4 bedrooms, 3 bathrooms, 4 reception rooms, farmhouse kitchen, utility/kitchen, hall and W.C. Surrounded by large gardens with three bay timber carport. Delightful country views. An additional small pasture paddock may be available by negotiation.



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Energy Performance Ratings



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 FCA. 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.



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4 Reception
Room/s

4 Bedroom/s

3 Bath/Shower
Room/s

- Detached residence
- 4 bedrooms, 3 bathrooms, WC
- 4 reception rooms, kitchen
- Large gardens, carport
- Delightful country views
- Small paddock available by separate negotiation

This traditional brick farmhouse sits in the heart of the country estate of Marrington and is now available to let on an assured shorthold tenancy.

It is well equipped with a farmhouse style kitchen fitted with Falcon LPG hob and electric oven range, a large utility secondary kitchen, double glazing, oil central heating and wood burning stove.

The house sits in large gardens laid to grass with a three bay timber carport to the rear. Adjacent is a pasture paddock. This may be available by negotiation and can be used for grazing livestock and includes a small outbuilding..

LOCATION

The property lies in a rural setting with fine views along the beautiful Camlad Valley. It forms part of the Marrington Estate and shares a drive with the adjacent modernised farmbuildings and with the seasonal game shoot which utilises the adjoining brick buildings.

ACCOMMODATION

Arranged over two floors the extensive accommodation is described as follows:

ENTRANCE PORCH

Open

LIVING ROOM

16'0" x 14'11" [4.88m x 4.55m]

Woodburner, carpet, two radiators, three wall light points, ceiling joists.

SITTING ROOM

14'11" x 12'8" [4.55m x 3.86m]

Decorative fireplace, carpet, two radiators, three wall light points.

KITCHEN

15'9" x 14'11" [4.80m x 4.55m]

Stone tiles, Falcon five ring LPG hob range with electric double oven, stainless steel sink unit, range of new units, space for dishwasher, further range of units, track lighting, exposed ceiling joists, radiator, two wall light points and recessed storage cupboard.

DINING ROOM

19'6" x 11'2" [5.94m x 3.40m]

Radiator, carpet.

BREAKFAST ROOM

15'2" x 14'9" [4.62m x 4.50m]

Radiator, carpet, exposed ceiling joists.

UTILITY / KITCHEN 2

15'1" x 8'9" [4.60m x 2.67m]

Matching tiled floor, stainless steel sink unit, downlighting and a range of work surfaces, work tops and wall and base cupboards.

SIDE PORCH

9'3" x 4'4" [2.82m x 1.32m]

Matching floor tiles.

SEPARATE W.C. / BOILER ROOM

W. C. , basin and oil boiler.

A wide staircase from living room to landing with carpet and radiators.

BEDROOM 1

14'11" x 11'9" [4.55m x 3.58m]

Double bedroom with radiator, carpet with en-suite bathroom (7'10" x 6'10") which has a vinyl floor, wood effect tiling, bath, W.C. and basin, radiator, extractor fan and downlighters.

BATHROOM 1

7'11" x 7'11" [2.41m x 2.41m]

Vinyl wood effect floor, W.C., wash basin and bath with shower attachment. Radiator and downlighters.

BEDROOM 2

12'8" x 10'9" [3.86m x 3.28m]

Victorian style fireplace, carpet, radiator, recessed cupboard, telephone and aerial point, and further single cupboard. En-suite bathroom (12'2" x 4'1") with vinyl floor, part wall tiling, bath with

shower attachment, basin, W.C., downlighters, radiator and AIRING CUPBOARD with water tank and shelving.

BEDROOM 3

16'0" x 10'10" [4.88m x 3.30m]

Victorian fireplace, radiator, carpet and with recessed en-suite, W.C. and basin.

BEDROOM 4

14'11" x 12'10" [4.55m x 3.91m]

Windows to front and rear with excellent views, Victorian style fireplace, carpet and radiator.

OUTSIDE

The house is approached from the shared drive to one side of the Estate Offices to the three bay timber carport which forms part of the tenancy. A path leads to the front entrance door, past the large lawned areas and continues to the far side of the house and the rear entrance. Outside is a cold water tap, oil storage tank and LPG gas bottles for the cooker. Excellent views are afforded from these areas over open countryside mostly to the front and side. Adjacent is a timber store and block and sheeted outbuilding.

OPTIONAL LAND

Adjacent to the drive is a level watered pasture field. This would be ideal for grazing most types of livestock including horses. An agricultural right of way for farm vehicles is retained across the main field to access estate land. The paddock is available with the house by negotiation.

SERVICES

Mains water and electricity are connected, both of which are metered and charged at utility company rates. A private drainage treatment plant has been installed which has an annual charge expected to be £235.00 + VAT and which will be split 80:20 between the farmhouse and the Marrington Estate, (188.00 + VAT per annum).

The cooker runs off gas bottles, the replacement of which would be the responsibility of the tenants. An oil fired central heating system is installed fed by an oil tank at the rear. This also feeds the gamekeepers offices/workshop and has a meter, the usage of which is to be charged by the tenants to Marrington Estate and therefore it is the tenants responsibility to keep this filled.

Note: None of the services or installations have been tested by the agents.

RENT

£1050 per calendar month for the house and gardens and exclusive of usual charges: council tax, water, electricity, drainage etc.

TERMS & CONDITIONS

1. Available on an assured shorthold tenancy of initially six months.
2. No smokers.
3. The Landlord will be responsible for emptying the private drainage system with an apportionment of costs 80% to the tenants, 20% to the Landlord.
4. Not to allow pets to cause a disturbance or nuisance to the adjoining farms, or sporting activities on the estate.
5. No external storage without the prior written consent of the Landlords.
6. Not to obstruct either vehicular or pedestrian access to the estate office.
7. The Landlord agrees that the tenant paying rent and performing all the agreements contained in the tenancy shall have the quiet enjoyment of the premises subject to the acceptance of the tenant's situation immediately adjacent to farming and sporting activities.
8. A small heated estates office/keepers work/store is attached to the house and is occupied by the Landlord. The Estate office will usually be used on certain days during the month of October to February and shoots are usually held on a Friday with one Saturday shoot organised at the end of either January or February.
9. Agricultural access is retained over the pasture paddock for agricultural purposes.
10. All other access, rights of way from the public road to the property are to be respected.

CHARGES

A deposit of £1575 is payable at commencement which will be held in a deposit protection scheme together with a document charge of £150 inc VAT. Full financial credit checks will be required.

VIEWING

Strictly by appointment with the agents: Halls, 43 Church Street, Bishops Castle, Shropshire SY9 5AD. Telephone: 01588 638755.

THE DIRECTIONS

From Churchstoke proceed North on the A490 towards Chirbury and Welshpool. Marrington Farmhouse is signed on the right and set back from the road after 1 1/2 miles.