

TO LET

Crifftin Farmhouse Wentnor, Bishops Castle, SY9 5ED



TO LET

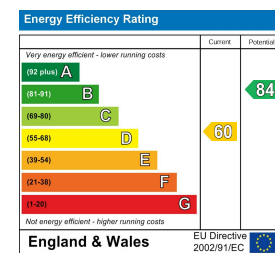
£1,400 per calendar month

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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.

Energy Performance Rating



Situated in a beautiful country setting with views of the Long Mynd, is this spacious detached family home. Comprising 4 bedrooms (one ground floor), en suite, family bathroom and ground floor wet room, 2 receptions, conservatory, kitchen, utility and WC, large gardens and ample parking. Available on an assured shorthold tenancy subject to full references and deposit.



01588 638 755

Bishops Castle Lettings
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2 Reception Rooms



4 Bedrooms



2 Bath/Shower Rooms



- Spacious detached family home
- In beautiful country setting
- 4 bedrooms (one ground floor)
- En-suite, family bathroom
- Ground floor wet room
- 2 reception rooms, conservatory
- Kitchen, utility and WC
- Large gardens and ample parking

GENERAL REMARKS

Criftin Farmhouse is a substantial detached house standing in large grounds in a rural hamlet with views over open fields towards the Long Mynd. It provides spacious accommodation of 4 bedrooms (one ground floor) with en-suite, family bathroom and a ground floor wet room, large sitting room with log burner, conservatory and dining room which is open plan to the well equipped kitchen. A utility and WC complete the internal accommodation.

Outside are large grass gardens with ample gravelled drive and parking for several cars.

LOCATION

It sits in a peaceful location on the edge of the small hamlet of Criftins on the back roads to the village of Wentnor with its two pubs and local shop. The towns of Bishops Castle, Church Stretton, Craven Arms and Shrewsbury are within comfortable driving distance.

NOTICE

The house is subject to an agricultural occupancy condition which limits the occupier to those employed in or retired from agriculture or forestry.

The accommodation briefly comprises:

CONSERVATORY

14'6" x 6'5" (4.42m x 1.96m)
Laminate floor and beautiful views of the Long Mynd.

HALLWAY

With laminate floor.

WET ROOM

9'2" x 7'0" (2.79m x 2.13m)
Fully tiled with shower, WC, wash basin and radiator.

LOUNGE

20'0" x 15'5" (6.10m x 4.70m)
With fitted carpet, open fire, patio doors to garden and radiator.

DINING ROOM

15'4" x 10'0" (4.67m x 3.05m)
With laminate floor, radiator and views to the Long Mynd.

KITCHEN

15'4" x 10'2" (4.67m x 3.10m)
With tiled floor, stainless steel sink unit, worktops and base and wall cupboards, double oven and hob, strip light and radiator.

UTILITY

4'11"10'11" x 8'0" (1.50m3.33m x 2.44m)
With tiled floor, stainless steel sink unit, base and wall cupboard, store cupboard and strip light.

SEPARATE WC

8'6" x 3'10" (2.59m x 1.17m)
With tiled floor, WC, wash basin and radiator.

Staircase rises to the First Floor Landing with fitted carpet, radiator, cupboards and undereaves store and doors to:

BEDROOM 1

20' 0" x 15'10" (6.10m 0.00m x 4.83m)
(inc en-suite)

With fitted carpet, windows with views of the Long Mynd, fitted cupboards and radiator.

EN-SUITE

With shower cubicle, WC, wash basin and tiled floor.

BEDROOM 2

15'4" x 10'0" (4.67m x 3.05m)
With fitted carpet and radiator.

BEDROOM 3

15'4" x 9'8" (4.67m x 2.95m)
With fitted carpet, radiator and views over fields to the Long Mynd.

BATHROOM

13'5" x 7'2" (4.09m x 2.18m)
With tiled floor, radiator, bath, shower cubicle, wash basin, WC, radiator and towel rail.

OUTSIDE

The property is approached from the quiet land by a gravelled circular drive and parking area at the back of the house. The gardens are extensive and laid mostly to lawns with large level areas to the front enjoying super views over open fields up to the Long Mynd.

SERVICES

Metered water and electric. Private drainage. Double-glazing and oil central heating.
NOTE: None of the services or installations have been tested by the Agents.

COUNCIL TAX

Shropshire Council - Band F.

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

DIRECTIONS

From Bishops Castle head north on the A488 and turn right onto the B4383 and after a mile turn right onto the A489 for Craven Arms. After 1.9 miles turn left at a bad corner for Wentnor and continue on this lane for about 2 miles. At The Criftins, the property is last on the right set back from the road. What3Words: slumped.snooping.sulk

TERMS

Available on a minimum six month assured shorthold tenancy. The first months rent will be payable at commencement together with a deposit equal to five weeks rent which will be held in a deposit protection scheme by the Agents. No pets or smokers.