

TO LET



Wagtail Cottage, Hurst Mill Farm Clunton, Craven Arms, Shropshire, SY7 0JA



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£810 per calendar month

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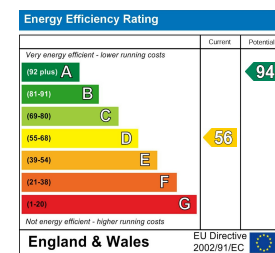
A delightful, well presented terraced cottage with characterful features and comprising 3 bedrooms, kitchen/diner, lounge, bathroom, shower, WC, gardens, terrace and parking. All in an accessible rural farm setting.

Available furnished on a 12 month let, subject to full references and deposit of five weeks rent.

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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



01588 638 755

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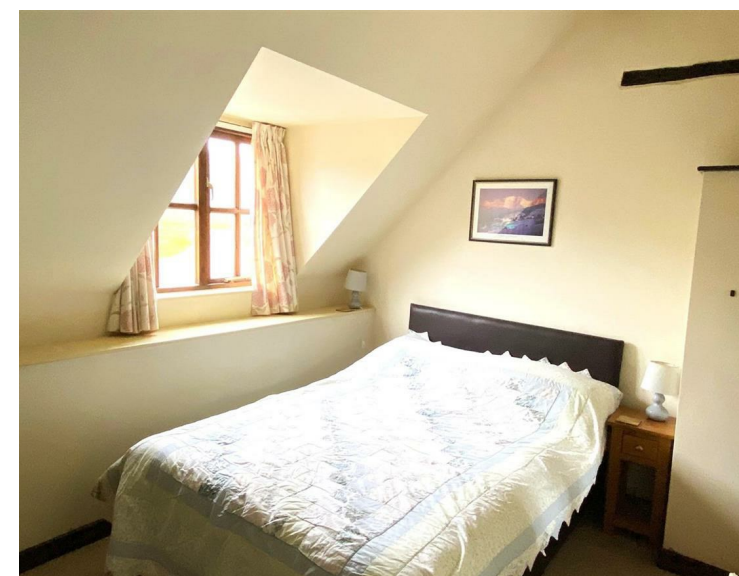
1 Reception Room



3 Bedrooms



2 Bath/Shower Rooms



- Delightful stone terrace cottage
- 3 bedrooms
- Bathroom, separate shower
- Kitchen/diner and lounge
- Rear gardens and patio
- Quiet and accessible farm setting

GENERAL REMARKS

Wagtail Cottage is a charming house set in a small farm complex just outside the pretty settlement of Clun. Normally used for holiday lets, it is now available on an assured shorthold tenancy and fully furnished if required. It comprises three bedrooms, bathroom, and separate shower, lounge, kitchen/diner, rear hall and separate WC. Outside to the rear is a good sized lawn and patio with a paved terrace to the front with parking for two cars..

SITUATION

The cottage is located at Hurst Mill Farm, just a mile from Clun in a beautifully scenic part of South Shropshire. It is set back from the Clun to Craven Arms road and within easy distance of both centres and Ludlow.

ACCOMMODATION

Ideally available fully furnished, the accommodation is briefly described as follows. Stable style door with glazed inset into the:

KITCHEN/DINING ROOM

16'0" x 14'9" (4.88m x 4.50m)
With hard wearing floor, a range of work surfaces with cupboards below, sink unit, dishwasher, low level fridge, ceramic four ring hob with electric oven below and cooker hood above, radiator, windows to the front, pine dinner table with six chairs.

SITTING ROOM

16'4" x 11'4" (4.98m x 3.45m)
With feature brick fireplace with open fire and hearth, fitted carpet, three armchairs and sofa, radiator, windows front and back with views out to open countryside, under stairs cupboard.

A staircase rises from the kitchen with split staircase, the left hand side takes you up to:

BEDROOM 1

11'3" x 8'2" (3.43m x 2.49m)
A double bedroom with dormer window to the front with country views, fitted carpet, radiator, exposed wall timbers and vaulted ceiling.

BATHROOM

7'2" x 6'7" (2.18m x 2.01m)
With Velux rooflight with views up towards the wood, a panelled bath with shower attachment, white wash basin and WC, large stainless steel radiator, plate mirror, shaver socket and light.

To the right of the semi landing is access to:

BEDROOM 2

9'9" x 8'1" (2.97m x 2.46m)
With roof light and views up towards the wood, fitted carpet and radiator.

BEDROOM 3

11'6" x 6'1" (3.51m x 1.85m)
With dormer window to the front, radiator, fitted carpet, alcove storage.

SHOWER ROOM

With cubicle, mixer shower and corner basin.

Off the kitchen is a:

REAR HALL

With timber bench, radiator, feature stone walling and access to the:

SEPARATE WC

With wash basin, WC and radiator.

Door out to the:

OUTSIDE

The rear gardens are fenced off and comprise good sized lawned area and paved patio, picnic benches, oil storage tanks and views up towards the wood, access to the laundry room with coin operated washing machine. To the front is a good sized paved terrace area with sitting out space and parking for two cars.

SERVICES

Water is included in the rent. Electricity is metered and heating is an independent oil fired system with an open fire to the lounge. private drainage.

NOTE: None of the services or installations have been tested by the Agents.

DIRECTIONS

From the centre of Clun, proceed out towards Craven Arms for about one mile. Carefully turn right on a corner signed for Hurst Mill Farm and follow the signs to the yard.

APPLICATIONS

Each tenant will complete an application form to provide the Agents with a credit reference. Photo identification and proof of residency must also be provided. Those who do not satisfy these requirements, will require a guarantor who will need to sign the agreement and complete an application form for credit reference purposes.

TERMS

Available on a twelve 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.