

TO LET

2 Longbarn, Shelve, Minsterley, Shropshire, SY5 0JF

Halls 1845



TO LET

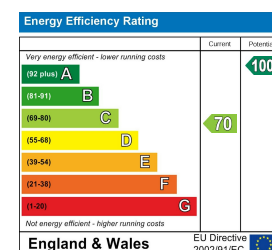
£895 per calendar month

2 Longbarn, Shelve, Minsterley, Shropshire, SY5 0JF

**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



A beautifully presented semi-detached barn conversion in a delightful rural setting with super country views to the Stiperstones with modest gardens and off road parking. It has accommodation of two bedrooms, shower room, living room, kitchen, breakfast/study and hall. Some services included and available on an assured shorthold tenancy subject to full financial and personal references



01588 638 755

**Bishops Castle Sales**

33B Church Street, Bishops Castle, Shropshire, SY9 5AD

E: [bishopscastle@hallsgb.com](mailto:bishopscastle@hallsgb.com)



IMPORTANT NOTICE: Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



[hallsgb.com](http://hallsgb.com)

01588 638 755

[hallsgb.com](http://hallsgb.com)

Residential / Fine Art / Rural Professional / Auctions / Commercial



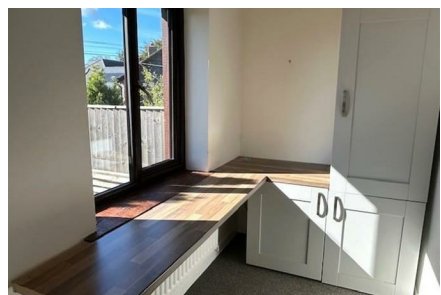
1 Reception Room



2 Bedrooms



1 Shower Room



- Set in beautiful rural settings
- With super views
- Small garden
- Parking space
- 2 bedrooms, shower room
- Kitchen, breakfast/study
- Living room, hall

#### GENERAL REMARKS

No. 2 Longbarn is a beautifully presented dwelling, converted to a good standard and offering spacious, characterful living accommodation with two bedrooms, living room with a vaulted ceiling and log stove, shower room, kitchen, breakfast/study and hall.

To the outside is a modest level garden, all with super views over the surrounding countryside and the famous Stiperstones range. Opposite is a parking space with additional space by permission.

#### SITUATION

The semi-detached house is set in the quaint rural hamlet of Shelve and has long range views of the Stiperstones and surrounding countryside. The villages of Minsterley and Snailbeach are just a few miles away with the towns of Shrewsbury and Bishops Castle within comfortable driving distance.

#### ACCOMMODATION

The well presented accommodation comprises:

#### ENTRANCE HALL

With wood effect ceramic tiles.

#### KITCHEN

With ceramic wood effect floor tiles, stainless steel sink unit, a range of work surfaces with base and wall cupboards inset with an Indesit four ring electric hob and oven with extractor fan above, chequered wall tiles, space for a washing machine and fridge/freezer, radiator and strip lighting.

#### LIVING ROOM

14'4" x 16'10" (4.38m x 5.14m)  
(reducing to 3.07m L-shaped)

Brick fireplace inset with wood burning stove, fitted carpet, vaulted ceiling with exposed trusses, roof light and double glazed window to the garden and long range country views, three wall light points and radiator.

A staircase rises to:

#### BEDROOM 1

13'5" x 8'10" (4.1m x 2.71m)  
Fitted carpet, rooflights, radiator, storage area (restricted head height at eaves)→

Off the hallway doors lead to:

#### BEDROOM 2

9'0" x 9'0" (2.76m x 2.75m )  
Fitted carpet, radiator, fitted store cupboards and roof light.

#### OFFICE/BREAKFAST

9'1" x 5'0" (2.79m x 1.53m)  
Double-glazed window with country views, fitted carpet, breakfast bar/work station and fitted cupboards.

#### SHOWER ROOM

6'8" x 5'8" (2.04m x 1.74m)  
Wood effect floor tiles, white suite of WC and wash basin in vanity unit, mirror, chrome towel radiator, corner cubicle with Triton electric shower, rooflight.

#### OUTSIDE

The property is approached by a short private path to a modest level lawned area to the front of the cottage with a paved patio and bench, all of which enjoys excellent long range views over the surrounding rolling countryside. A single parking space lies opposite with provision of an additional space by agreement with the landlord.

#### SERVICES

Mains electricity and BT fibre broadband is understood to be available. Private mains water (charged at £20/month), private drainage and oil central heating, both of which are included in the rent. Log stove installed.

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

#### COUNCIL TAX

Shropshire Council - Band B.

#### VIEWING

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

#### DIRECTIONS

From Minsterley, proceed south on the A488 through Hope Valley and past the turn for The Gravels with the bus shelter. Continue on and at the next crossroads, on a corner, turn left signed for Shelve. Proceed up the bank through the woods for a mile and into the hamlet of Shelve, 2 Longbarn is found on the left above the road.

#### TERMS

Available on an assured shorthold tenancy, subject to full financial and private references. The first months rent of £895 is payable on commencement. A deposit equal to 5 weeks rent will be payable prior to occupation which will be held in a deposit protection scheme. Preferred no pets or smokers.