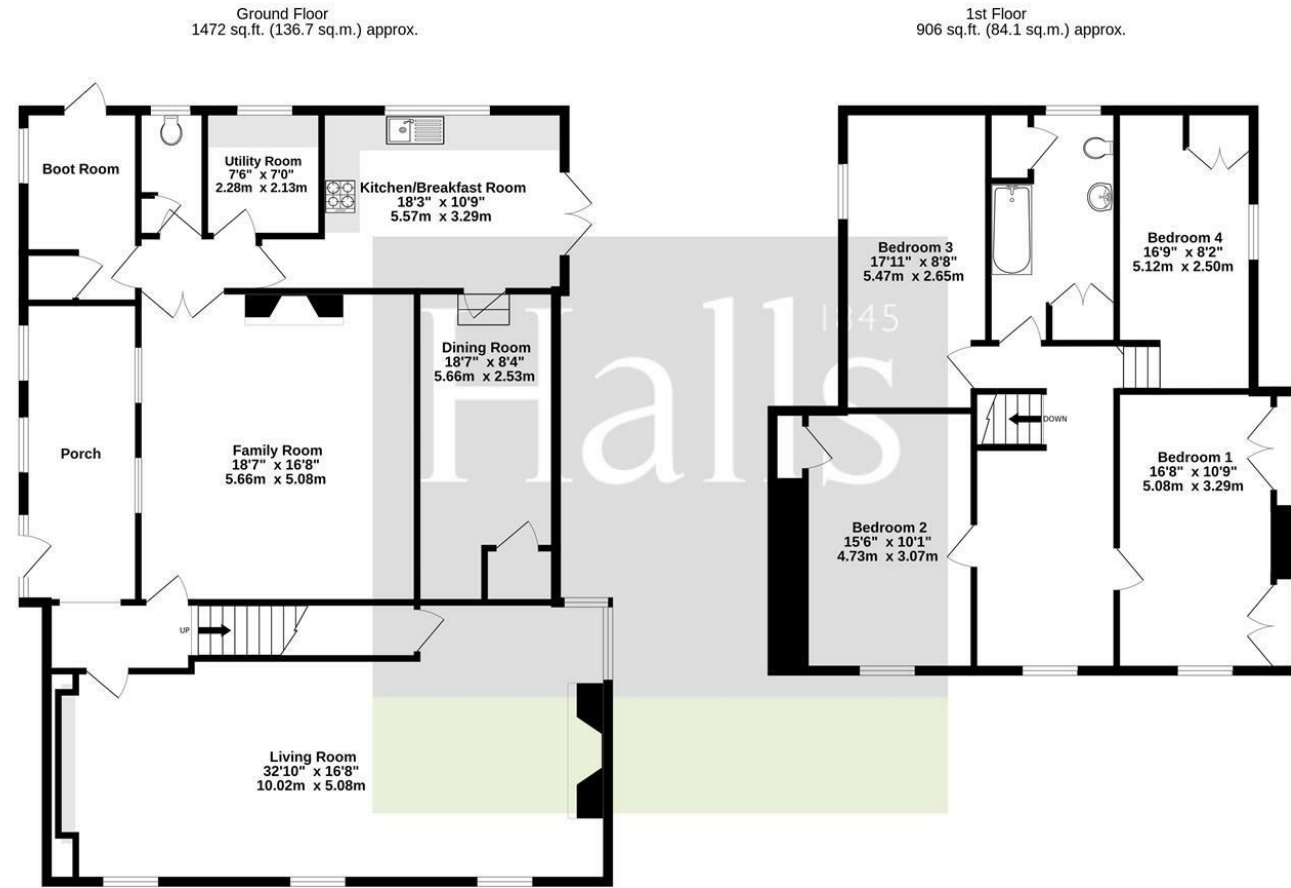


TO LET

Moss Farm, Lower Road, Harmer Hill, Shrewsbury, SY4 3QX



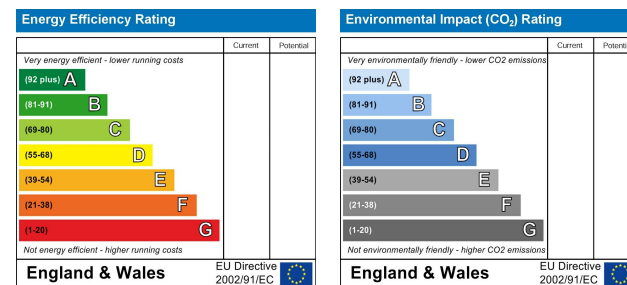
TO LET

£1,500 Per Calendar Month

Moss Farm, Lower Road, Harmer Hill, Shrewsbury, SY4 3QX

A substantial and modernised four-bedroom farmhouse boasting a wealth of traditional features, alongside generous gardens and a range of versatile outbuildings, peacefully situated in a pleasant rural position on the edge of the village of Harmer Hill.

**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.



01691 622 602

Ellesmere Lettings  
Ellesmere, Shropshire, SY12 0AW  
E: ellesmerelettings@hallsgb.com



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- Detached Farmhouse
- Generous Gardens
- Range of Outbuildings
- Spacious and Well Presented
- Countryside Views
- Edge of Village Location

**DESCRIPTION**

Moss Farm occupies a particularly pleasant position on the edge of the village of Harmer Hill and enjoys a picturesque rural backdrop with views of open farmland in abundance. Harmer Hill is a traditional Shropshire village benefitting from Public House and village Hall, which is located roughly equidistant between the lakeland town of Ellesmere and the county town of Shrewsbury, both of which offer a comprehensive range of educational, recreational, and shopping facilities.

The property offers generous and characterful living accomodation situated over two spacious floors, all of which has been modernised to now recommend the property as an excellent family home.

Externally, the property sits within expansive gardens which are predominately laid to lawn and overlook open countryside to the rear. Moss Farm also comprises a range of useful and versatile outbuildings, including a former farm building with ample driving space to the fore, and a garage.

**THE PROPERTY COMPRISES**

Ground Floor:  
 Entrance Porch -  
 Living Room - 10.02m x 5.08m (max)  
 Family Room - 5.66m x 5.08m  
 Kitchen/Breakfast Room - 5.57m x 3.29m  
 Utility Room - 2.28m x 2.13m (max)  
 Cloakroom -  
 Boot Room -  
 Dining Room/Snug - 5.66m x 2.53m

First Floor:  
 Bedroom One - 5.08m x 3.29m  
 Bedroom Two - 4.73m x 3.07m  
 Bedroom Three - 5.47m x 2.65m  
 Bedroom Four - 5.12m x 2.50m  
 Family Bathroom

**TERMS**

The property will be offered on an initial six month Assured Shorthold Tenancy, however, longer term tenants are preferred.

Pets to be declared prior to viewing.

**HOLDING DEPOSIT**

A holding deposit equal to one week's rent will be due upon application.

**SECURITY DEPOSIT**

A security deposit equal to five weeks' rent will be due to be held by the DPS.

**FURTHER CHARGES**

Applicants are advised that water will be re-charged at a cost of £30pcm.

**N.B.**

Due to the property being located within a working farm, due care and consideration is required from potential applicants.

**COUNCIL TAX**

The property is shown as being within council tax band C on the local authority register

**LOCAL AUTHORITY**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

**SERVICES**

We understand that the property benefits from mains electricity. Drainage is to a private system and the heating is oil-fired. Water is provided by a bore-hole.

**VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

