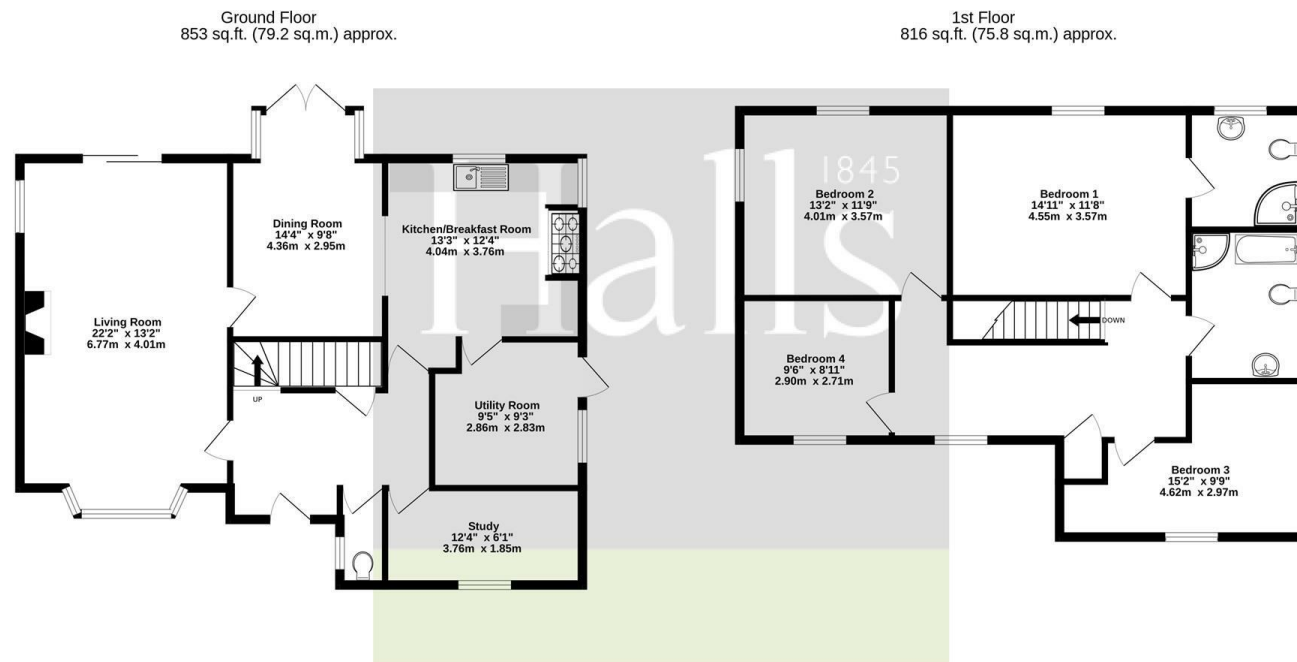


TO LET

Cefnog Farm, Lacon, Wem, Shropshire, SY4 5RR



TOTAL FLOOR AREA: 1669 sq.ft. (155.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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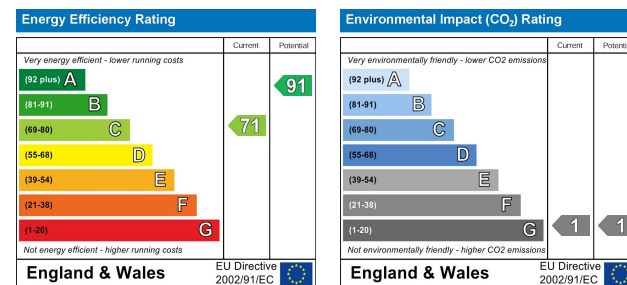
TO LET

£1,500 Per Calendar Month

Cefnog Farm, Lacon, Wem, Shropshire, SY4 5RR

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.



A substantial and well-designed detached four-bedroom farmhouse boasting generous gardens and separate Paddock which extend, in all, to over 1 acre and offer delightful views over the countryside beyond, alongside ample driveway parking and a Garage, conveniently situated in a rural position on the edge of the popular town of Wem.



01691 622 602

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



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- Substantial Detached Farm House
- Well Designed and Presented
- Generous Gardens
- Gardens and Paddock Ext to over 1 Acre
- Parking and Garage
- Edge of Town Location

DESCRIPTION

Cefnog Farm enjoys a rural yet convenient position adjoining open countryside on the perimeter of the traditional market town of Wem, which boasts a range of amenities including Schools, Public Houses, Doctors Surgery, and an array of Shops, whilst also lying within commutable distance from the county town of Shrewsbury, which offers a wider offering of facilities of all kinds. The nearby A49 offers ease of access to the larger centres both North and South.

Internally, the property offers a substantial amount of living accomodation situated over two generous and well-designed floors, these at present comprising, on the ground floor, an Entrance Hall, Living Room with log burner, Dining Room, Kitchen/Breakfast room with integrated appliances, cloakroom, Utility Room, and Study, together with four first floor Bedrooms (the Master boasting an En-Suite) and a family Bathroom.

Externally, the property sits within generous grounds which extend, in all, to over 1 acre, these accessed via a gravelled driveway flanked by established fruit trees, which leads on to a parking area and further on to the Garage. To the rear of the property are gardens, predominately laid to lawn but with a paved patio area offering an ideal space for outdoor dining and entertaining and overlooking open farmland.

A portion of the grounds is given over to a paddock which offers an ideal space for the grazing of horses, ponies, or a variety of livestock, with access afforded via a metal farm gate situated at the start of the driveway.

THE ACCOMODATION COMPRISES

Ground Floor:
 Entrance Hall -
 Living Room - 6.77m x 4.01m
 Dining Room - 4.6m x 2.95m
 Kitchen/Breakfast Room - 4.04m x 3.76m
 Cloakroom -
 Study - 3.76m x 1.85m

First Floor:
 Bedroom One - 4.55m x 3.57m
 En-Suite -
 Bedroom Two - 4.01m x 3.57m
 Bedroom Three - 4.62m x 2.97 (max)
 Bedroom Four - 2.90m x 2.71m
 Family Bathroom -

W3W

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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.

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.

SERVICES

The property benefits from mains water and electric. Drainage is to a private system and the heating is oil-fired.

FURTHER LAND

Approximately 4 further acres of grazing land is available by separate negotiation, these located around 1/4 mile away from the property. The further acreage will be offered at £200pcm.

N.B.

The property is immediately adjoins a working farm and, as such, viewer and applications are advised that due caution is required.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is shown as being within band E on the Local Authority register.

VIEWINGS

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

