



FOR SALE

£1,500 Per Calendar Month

Crosemere Farmhouse, Cockshutt, Ellesmere, SY12 0JD

A substantial four-bedroom detached family home offering over 2,000 sq ft of well-designed living accommodation alongside a double garage and generous gardens which adjoin open farmland, peacefully situated on the outskirts of the village of Cockshutt, near Ellesmere.





- Detached Family Home
- Over 2,000 sq ft
- Master with En-Suite
- Generous Gardens
- Double Garage
- Edge of Village Location

DESCRIPTION

Crosemere Farmhouse is peacefully situated against a backdrop of the rolling north Shropshire countryside on the outskirts of the village of Cockshutt, which boasts respectable range of amenities for its size, including Primary School Village Shop, Village Hall, Church, and Public house, with the lakeland town of Ellesmere lying around 5 miles to the north and providing a wider range of educational, recreational, and shopping facilities. The county town of Shrewsbury is located approximately 12 miles to the south and offers a more comprehensive array of amenities of all kinds.

Internally, the property offers a wealth of well-designed living accommodation extending to over 2,000 sq ft and comprising, on the ground floor, an Entrance Hallway, Living Room with multi-fuel burner, Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, and Office, together with, to the first floor, four Bedrooms (the Master benefitting from an En-Suite), and a family Bathroom.

The property is pleasingly positioned within generous gardens which adjoin open farmland and offer far-reaching views across the renowned north Shropshire landscape. The gardens are predominantly retained within mature hedge boundaries and are entered onto a substantial driveway which leads onto the double garage, alongside expanses of lawn and an attractive patio area, this representing an ideal space for outdoor dining and entertaining.

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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.

N.B.

The property is situated next to a working farm and, as such, due caution is required by viewers and occupants.

THE ACCOMMODATION COMPRISES

- Ground Floor-

Living Room: 8.71m x 4.99m
Entrance Hall: 3.59 x 3.43m
Dining Room: 3.43m x 3.28m
Kitchen/Breakfast Room: 7.01m x 3.23m
Utility Room: 4.09m x 1.98m (max)
Cloakroom:
Office: 3.02m x 3.00m

-First Floor-

Bedroom One: 4.99m x 4.45m
En-Suite:
Bedroom Two: 4.99m x 3.29m
Family Bathroom:
Bedroom Three: 3.29m x 3.52m
Bedroom Four: 3.21m x 3.43m

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.

COUNCIL TAX

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

LOCAL AUTHORITY

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

SERVICES

We are advised that the property is served by mains water and electricity. Drainage is to a private system and the heating is oil-fired.

VIEWINGS

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



3 Reception
Room/s



4 Bedroom/s

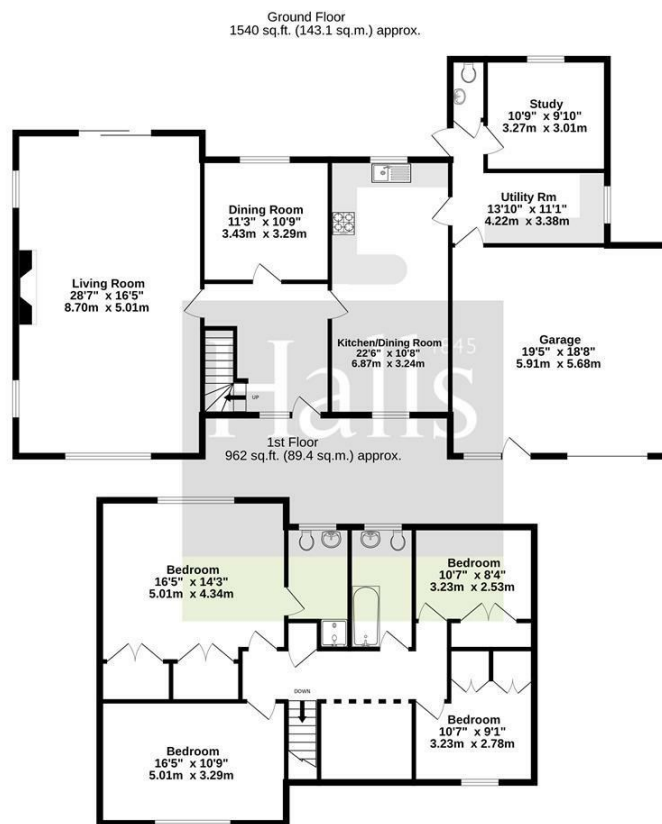


2 Bath/Shower
Room/s



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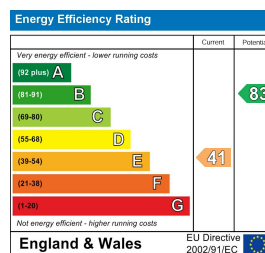
TOTAL FLOOR AREA : 2503 sq.ft. (232.5 sq.m.) approx.

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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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 Ratings



01691 622 602

Ellesmere Sales

The Square, Ellesmere, Shropshire, SY12 0AW

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