

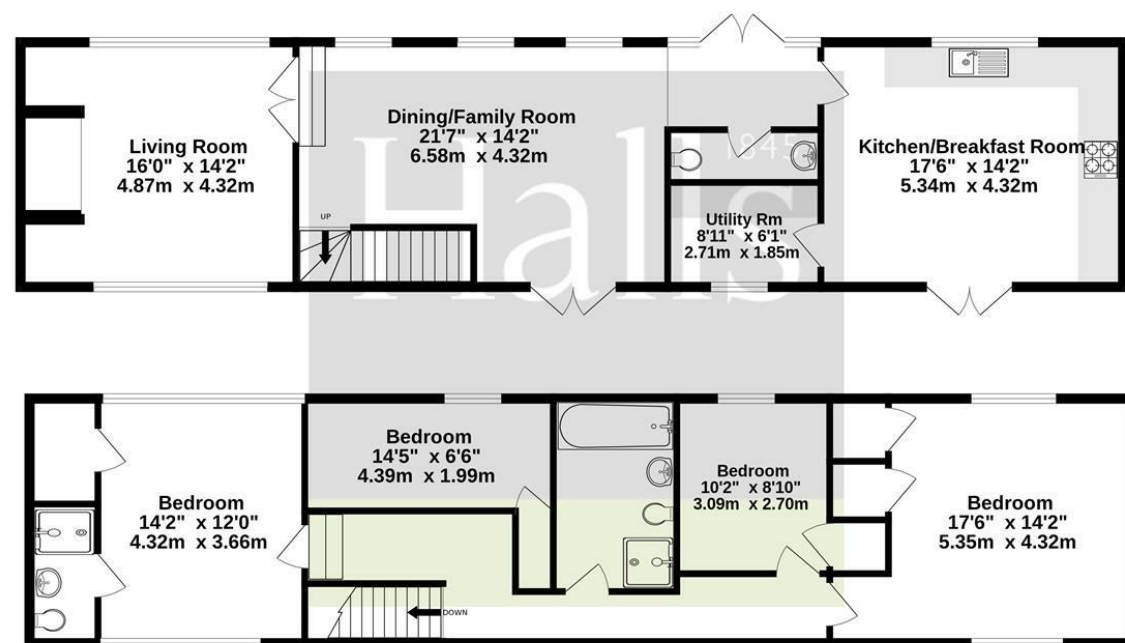
TO LET

The Courtyard, Hampton Wood, Ellesmere, Shropshire, SY12 0NJ



Ground Floor
907 sq.ft. (84.3 sq.m.) approx.

1st Floor
907 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA : 1814 sq.ft. (168.5 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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TO LET

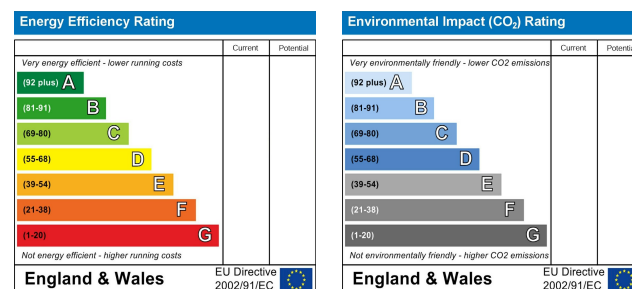
£1,495 Per Calendar Month

The Courtyard, Hampton Wood, Ellesmere, Shropshire, SY12 0NJ

A well appointed four-bedroom detached barn conversion providing generous and attractively presented living accommodation alongside ample off-street parking and gardens which overlook open countryside, peacefully situated within a select development of homes within the rural hamlet of Hampton Wood, near Ellesmere.

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 622602

Ellesmere Lettings
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@hallsgb.com



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Ellesmere (3 miles), Whitchurch (9 miles), Oswestry (11 miles), Shrewsbury (20 miles)

All distances approximate.

- Detached Barn Conversion
- Four Bedrooms
- Attractive Gardens Overlooking Fields
- Driveway Parking
- Convenient for Ellesmere
- Rural Hamlet Location

DESCRIPTION

The Courtyard forms part of a select development of properties situated in an elevated position within the rural hamlet of Hampton Wood, which rests elegantly above the undulating farmland and rolling fields of the much noted north Shropshire countryside, whilst retaining a convenient proximity to the nearby lakeland town of Ellesmere, which boasts a respectable range of day-to-day amenities, including Supermarket, Schools, Public Houses, Medical Facilities, and a range of independent Shops. The larger towns of Oswestry and Whitchurch lie to the east and west respectively, with the county centre of Shrewsbury located to the south, all of which provide a more comprehensive array of facilities of all kinds.

The Courtyard is a detached four-bedroom barn conversion completed to exacting standards and providing around 1,800 sq ft of elegantly appointed and sympathetically presented living accommodation, all flexibly arranged across two generous proportioned floors, these comprising, on the ground floor a Kitchen/Breakfast Room, Utility Room, Dining/Family Room, and Living Room, together with four first Bedrooms, each with integrated wardrobes and with the Master benefitting from an En-Suite, and a family Bathroom.

The property is peacefully situated against an immediate backdrop of open countryside, with far-reaching views available from both the home and gardens, the latter comprising an area of shaped lawn complemented by a substantial gravelled seating area and a further decked seating area situated beneath a timber pergola. The property further enjoys ample driveway parking and a storage shed and container.

THE ACCOMMODATION COMPRISES

- Ground Floor -
- Living Room: 4.87m x 4.32m
- Dining/Family Room: 6.58m x 4.32m
- Kitchen/Breakfast Room: 5.34m x 4.32m
- Utility Room: 2.71m x 1.85m
- Cloakroom:

- First Floor -
- Bedroom One: 4.32m x 3.66m
- En-Suite:
- Bedroom Two: 5.35m x 4.32m
- Bedroom Three: 4.39m x 1.99m
- Bedroom Four: 3.09m x 2.70m
- Family Bathroom:

HOLDING DEPOSIT

A holding deposit is 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

We are advised that the property is served by mains water and electric. Heating is oil-fired.

LOCAL AUTHORITY

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

COUNCIL TAX

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

VIEWINGS

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

