

TO LET

Magpie Hall, Cockshutt, Ellesmere, Shropshire, SY12 0JD

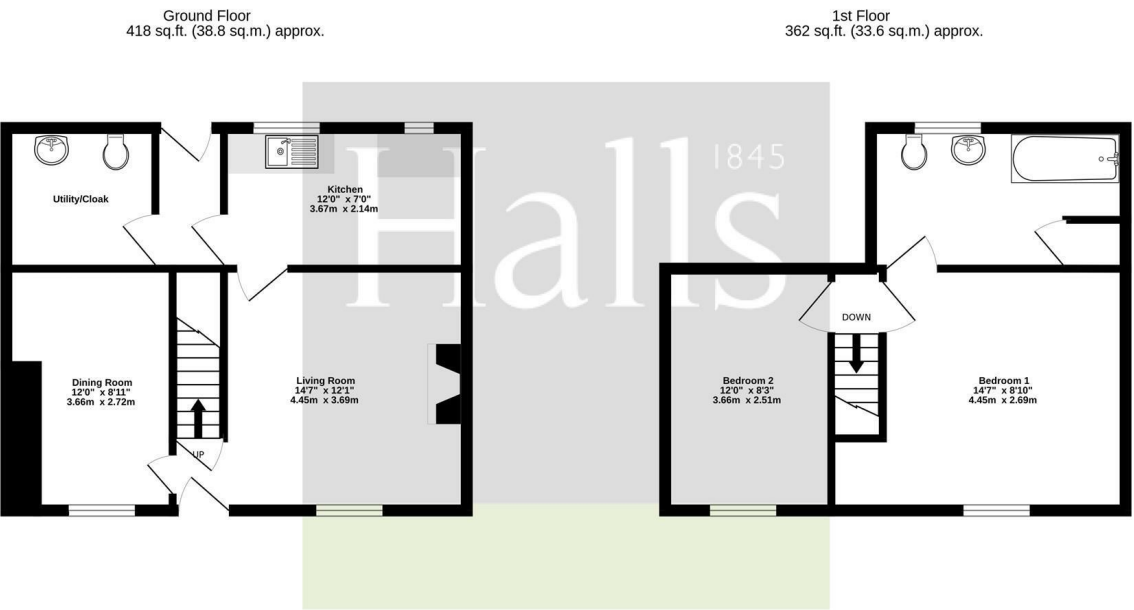


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£895 Per Calendar Month

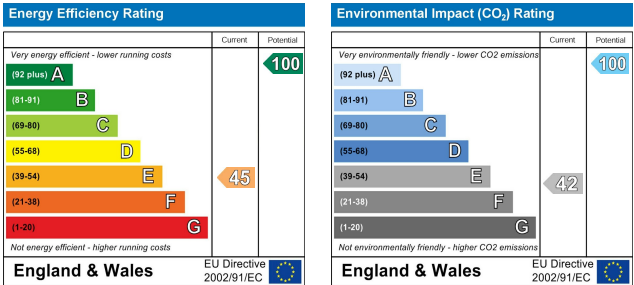
Magpie Hall, Cockshutt, Ellesmere, Shropshire, SY12 0JD

A charming and characterful detached country cottage boasting two Reception Rooms, Master with En-Suite, and generous gardens which extend, in all, to approx 1/3 acre and abut open farmland, idyllically located in a peaceful rural position on the edge of the village of Cockshutt.



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.



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Ellesmere Lettings
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
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Ellesmere (4 miles) Wem (6 miles) Shrewsbury (12 miles) Chester (30 miles)
(All Distances Approximate)

- Detached Country Cottage
- Quaint and Characterful Accomodation
- Bedroom One with En-Suite
- Lounge with Log-Burner
- Gardens ext to approx 1/3 acre
- Delightful Rural Location

DESCRIPTION

Magpie Hall is nestled in a delightful rural position within the noted north Shropshire countryside, just outside the popular and traditional village of Cockshutt, which boasts a range of amenities, including Public House, School, Church, Village Hall, and Coffee House/Farm Shop, The property lies around 4 miles south of the lakeland town of Ellesmere, which enjoys a wider range of facilities, and is also well placed for access to the larger centres of Shrewsbury and Wrexham, both of which offer a comprehensive array of recreational, educational, and shopping opportunities.

Internally, the property offers well presented and characterful accomodation, all retaining a quaint and charming "cottage" feel, whilst comprising, on the ground floor, a Living Room (with log burner), Dining Room, Kitchen, and Utility/Cloakroom, together with two first floor Bedrooms, one of which benefits from an En-Suite Bathroom.

The property is positioned within generous gardens which extend, in all, to approximately 1/3 acre and enjoy a glorious backdrop of unspoilt countryside. The gardens are predominately laid to lawn with, immediately to the rear of the property, a patio area which represents an ideal space for outdoor dining and entertaining, along with a parking area.

THE ACCOMMODATION COMPRISES:

Ground Floor:
Living Room -
Dining Room -
Kitchen -
Utility/Cloakroom -

First Floor:
Bedroom One:
En-Suite Bathroom -
Bedroom Two -

W3W

///standards.totals.boating

N.B.

The property is situated on the edge of a working farm and, as such, due caution will be required by applicants and viewers.

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 viewings.

FURTHER CHARGES

Water is fed to the property from the farm and will be re-charged at £25pcm

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system and the heating is oil-fired.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Band ' D ' on the Shropshire Council Register.

VIEWINGS

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

