



TO LET

£1,250 Per Calendar Month

## Swallows Nest Aychley Farm Barns, Market Drayton, Shropshire, TF9 3SA

An impressive three bedroom barn conversion offering spacious accommodation featuring high vaulted ceilings with feature oak beams, finished to an exceptionally high standard with quality fixtures and fittings. The property is situated in a rural location with views over open countryside. Large lawn gardens to the front and rear with allocated parking.



- Spacious Three Bed Barn Conversion
- High Specification
- Kitchen with Appliances
- Countryside Views
- Large Garden
- EPC Band D



1 Reception Room/s



3 Bedroom/s



3 Bath/ shower room/s

#### Location

The property is situated just off the A41 to Wolverhampton. Market Drayton is the nearest town and enjoys a range of local amenities. For a wider choice of shopping, schooling and leisure facilities the towns of Whitchurch, Shrewsbury, Telford and Newcastle under Lyme are all within driving distance.

#### Accommodation comprises:-

##### Entrance Hall

Part glazed wooden front door leading to entrance hall with solid wood floor, under floor heating and door to utility, lounge and kitchen/Living room.

##### Kitchen/Living Area 28'9" x 17' (8.53m x 5.18m)

An impressive kitchen and living area with high vaulted ceilings and feature oak beams. High quality fitted grey gloss wall and base units, integrated appliances including full height fridge and full height fridge freezer, eye level double oven, ceramic hob, granite work surface and upstand, Belfast sink, tiled floor with underfloor heating, ceiling spot lights and two feature down lights. Solid oak stairs to Bedrooms 2 and 3. Corridor leading to main bathroom and ground floor bedroom. Window to front, skylight, part glazed door to rear courtyard.

##### Living Room 17' x 16'10" (5.18m x 5.13m)

Window to front and rear, underfloor heating, T V point.

##### Utility Room

Having matching base units, stainless steel sink unit, work surface, wall mounted gas boiler, extractor fan and tiled flooring.

##### Ground Floor Bedroom 17' x 14'7" (5.18m x 4.45m)

Windows to front and rear, underfloor heating, TV point.

##### Bathroom 12'07" x 8'01" (3.84m x 2.46m)

Luxury fitted white suite featuring bath with mixer tap, sink with mixer tap and grey gloss vanity unit under, illuminated wall mounted mirror over, WC, double width walk in shower, tiled floor with under floor heating and part tiled walls, electric towel radiator.

##### Bedroom Two 16'07" x 14' (4.88m x 4.27m)

Vaulted ceiling, skylights and radiator.

Door into ensuite shower room:-

##### Ensuite Shower Room

Comprising a walk in shower, WC, pedestal sink with illuminated wall mounted mirror over, radiator and extractor fan, tiled floors and part tiled walls.

##### Bedroom Three 16'07" x 14' (5.05m x 4.27m)

Vaulted ceiling, skylights, radiator,

##### Ensuite Shower Room

Comprising a walk in shower, WC, pedestal sink with illuminated wall mounted mirror over, radiator and extractor fan, tiled floors and part tiled walls.

#### Exterior

The property is set in a court yard development of converted barns with grassed area to the front and ample parking for several cars. At the rear there is access to a court yard area.

#### Services

Private water supply with its own meter and a mains electricity supply. Drainage is to a septic tank. Heating is via LPG boiler to radiators.

#### Tenancy Terms

Rent £1250 pcm

Deposit equivalent to 5 weeks rent

First months rent and deposit payable in advance

The property is to be let on an unfurnished basis.

Sorry no smokers or pets permitted.

#### Council Tax

The current Council Tax Band is 'E'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

#### Viewing

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230.

**Property to Let?** We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

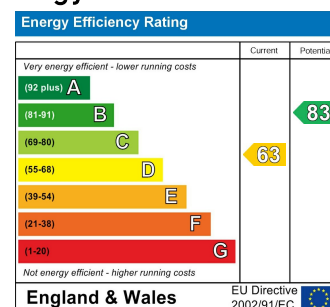
**Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



01948 663 230

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
Email: whitchurchlettings@halls.gb.com

## Energy Performance Ratings



IMPORTANT NOTICE: Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.