

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £1,450

White Mere, Frankton Farm Barns, English Frankton,  
Ellesmere, SY12 0JX

🏠 4 Bedrooms

🚿 2 Bathrooms

## White Mere, Frankton Farm Barns, English Frankton, Ellesmere, SY12 0JX



### General Remarks

Spacious and modern four-bedroom barn conversion  
Enclosed garden, allocated parking and storage area  
Occupying pleasant rural location  
Oil central heating and septic tank.  
Holding Deposit £334 Deposit £1,673  
EPC Rating 70|C Council Tax Band 'F'

An immaculately presented modern and spacious barn conversion which benefits from an enclosed garden, a dedicated storage space and allocated parking. The property has been finished to an exceptionally high standard whilst still retaining many original features.



**Location:** White Mere Barn enjoys an enviable position in the hamlet of English Frankton situated between the villages of Cockshutt and Loppington. English Frankton is situated approximately 6 miles from the market town of Ellesmere, Wem (4.5 miles), Whitchurch (12 miles) all with an excellent range of local shopping, recreational and educational facilities. Train stations in both Wem and Whitchurch. The larger towns of Shrewsbury (15 miles) and Telford (24 miles) are within easy motoring distance and have a more comprehensive range of amenities of all kinds.

**Accommodation:** The entrance door opens into a tiled hallway with a staircase to the first floor and landing area.

**Cloakroom:** Tiled flooring, vanity sink unit with storage below, w.c., heated towel rail. Spotlights to ceiling.

**Living/Dining Room:** 23' 4" x 17' 0" (7.12m x 5.18m)  
Oak flooring, multi-fuel stove set in brick surround.

**Kitchen/Breakfast Room:** 18' 5" x 17' 0" (5.62m x 5.17m) A range of fitted wall cabinets with matching base and drawer units with granite work surface over. Central island with oak doors and granite work surface over. Stainless steel sink unit, integrated dishwasher, cooker range with extractor fan above. Space for a large fridge/freezer.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Utility Room:** 11' 11" x 5' 4" (3.62m x 1.63m) Tile floor. Fitted base and full-length unit with granite work surface and upstands. Spaces and plumbing for washing machine. Worcester oil boiler.

**First Floor and Landing Area:** Matching wall lights, radiator. Built-in store cupboards.

**Bedroom 1:** 17' 4" x 10' 4" (5.28m x 3.15m) Exposed beams, radiator, matching wall lights. Dressing Area.

**En-Suite Shower Room:** Tile floor and partly tiled walls. Walk-in double shower with dual head shower off mains. Vanity sink unit, w.c., heated towel rail.

**Bedroom 2:** 13' 4" x 11' 10" (4.07m x 3.61m) radiator.

**Bedroom 3:** 10' 5" x 7' 6" (3.18m x 2.29m) radiator.

**Bedroom 4:** 17' 5" x 8' 7" (5.30m x 2.61m) radiator.

**Fully Tiled Bathroom:** Vanity unit incorporating sink unit and w.c., oval bath, corner shower cubicle with dual head shower off mains. Heated towel rail.

**Outside:** Allocated parking lies to the front of the barn with a storage facility beyond. The enclosed walled garden area provides privacy with a lawned and patio slabbed area.

**Directions:** From Ellesmere proceed out of the town on the A passing the Mere on the left and continue sign posted Shrewsbury. On entering the village of Cockshutt after approximately 5 miles take the first left after the Church into Crosemere Lane. Continue along this lane keeping right, after a short distance you will enter the hamlet of English Frankton after taking a sharp right bend the barn will be identified on the right-hand side by the agents to let board.

**Viewing and Further Information:** For further information or to arrange a viewing please contact the sole letting agents Ellesmere office 01691 622534.

**EPC Rating 70|C Council Tax Band 'F'**

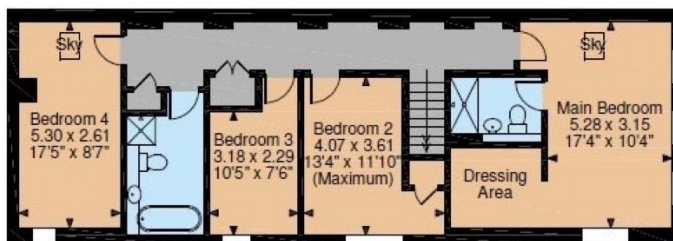
**Holding Deposit £334 Deposit £1,673**

Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen Son and Watson is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

**Frankton Farms Barns, English Frankton, Ellesmere**  
Internal area 1,897 sq ft (176 sq m)



White Mere Ground Floor



White Mere First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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A property business  
steeped in heritage  
with a forward  
thinking outlook.

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