



TO LET

£2,500 Per Calendar Month

Trench Farm The Trench, Ellesmere, SY12 0LR

A substantial six-bedroom detached period farmhouse boasting almost 3,500 sq ft of characterful and flexibly arranged living accommodation, alongside land and gardens which extend, in all, to around 5.43ac, peacefully situated in a rural hamlet close to Ellesmere.



Ellesmere (2 miles), Whitchurch (11 miles), Wrexham (11 miles), Chester (25 miles)

All distances approximate



- **Substantial Farmhouse**
- **Circa 3,400 sq ft**
- **Period Features**
- **6 Bed / 4**
- **Land and Gardens ext to over 5ac**
- **Peaceful yet Convenient Location**

DESCRIPTION

Halls are delighted to offer Trench Farm for let.

Trench Farm is a substantial six-bedroom period farm house which provides almost 3,500 sq ft of characterful and well presented living accommodation, all flexibly arranged over two generously proportioned.

The property is situated within land and gardens which extend, in all, to around 5.43 acres, with attractive, predominately lawned gardens which lie to the south of the home, alongside an expansive paved patio area situated immediately beyond the rear door.

Notably, the property is adjoined by a parcel of approximately 5 acres of pasture land which encompasses the south and west of the farmhouse and offer excellent potential for grazing a variety of livestock.

SITUATION

The property occupies a pleasant semi-rural location within the hamlet of The Trench, which nestles on the English/Welsh border against a backdrop of open farmland and rolling fields broadly equidistant between the traditional village of Overton-On-Dee and the thriving market town of Ellesmere, both of which provide a respectable range of day-to-day amenities, including Schools, Supermarket, Convenience Stores, Restaurants, Cafes, Public Houses, Medical Facilities, and a range of independent Shops. The county centres of Wrexham and Shrewsbury lie to the north and south respectively and offer a more comprehensive range of amenities of all kinds, including cultural and artistic attractions.

SCHOOLING

The property is conveniently situated for a number of well regarded state and private schools, including Ellesmere Primary, Lakelands Academy, Criftins C of E Primary (Outstanding), Welshampton C of E Primary, St.Mary's Primary, Ellesmere College, Moreton Hall, and Oswestry School.

THE PROPERTY

The ground floor of property comprises a selection of three generously proportioned Reception Rooms, each boasting a range of traditional features, alongside a traditionally-styled study and a modernised Kitchen/Breakfast Room which serves as the heart of this charming home. Completing the ground floor accommodation are a useful Utility Room, Kitchenette, Cloakroom, and a Boiler/Store Room, as well as an impressive Reception Hall from where stairs to the first floor.



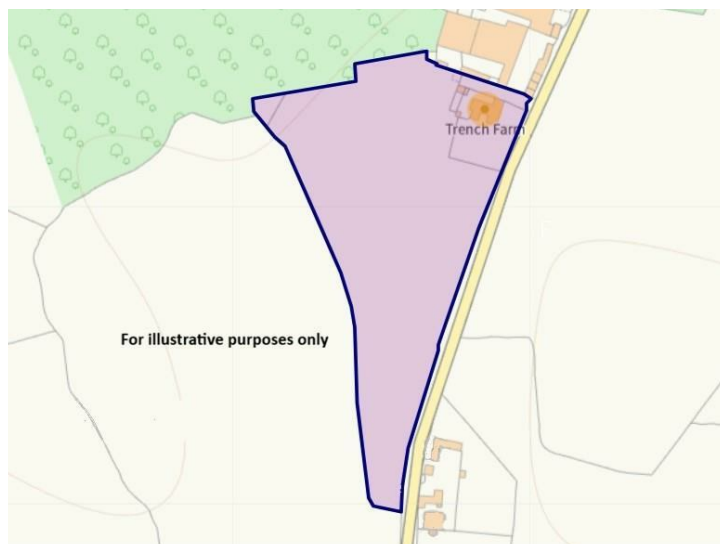
4 Reception
Room/s



6 Bedroom/s



2 Bath/Shower
Room/s



The first floor provides six generously sized Bedrooms, all enjoying elevated views across the unspoilt landscape beyond and served by a Family Bathroom positioned next to a separate Cloakroom.

GARDENS

The gardens are a lovely feature of the property and lie, predominately to the south of the homestead - featuring expanses of well maintained lawn interspersed with mature trees and established floral beds. The external space further comprises two delightful paved seating areas, one positioned directly beyond the rear door and the other nestled within the crook of the home, allowing for sunlight at all points throughout the day.

THE LAND

Notably, the property is joined by a circa 5 acre field which lies to the south and west of the property and offers excellent potential for grazing by a variety of livestock, especially horses or ponies.

OUTBUILDING

Situated alongside the driveway and the field access is a useful brick built outbuilding which offers scope for a variety of onward usages, be that as garaging or general storage, or, for those with equestrian interests, stabling.

THE ACCOMMODATION COMPRISES

- Ground Floor -

Kitchen/Breakfast Room: 5.46m x 3.64m

Utility Room: 2.35m x 2.29m

Sitting Room: 5.46m x 4.87m

Reception Hall: 5.46m x 3.69m

Dining Room: 5.46m x 4.82m

Living Room: 6.40m x 5.01m

Study: 5.24m x 3.14m

- First Floor -

Bedroom: 5.24m x 4.82m

Bedroom: 4.69m x 3.58m

Bedroom: 4.44m x 3.58m

Bedroom: 5.01m x 2.82m

Family Bathroom:

Cloakroom:

Bedroom: 3.71m x 3.38m

Bedroom: 5.46m x 3.64m

TERMS

The property will be offered on an initial six month Assured Shorthold Tenancy, however, longer term applicants are preferred.

Pets to be declared prior to viewing.

SERVICES

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

LOCAL AUTHORITY

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

COUNCIL TAX

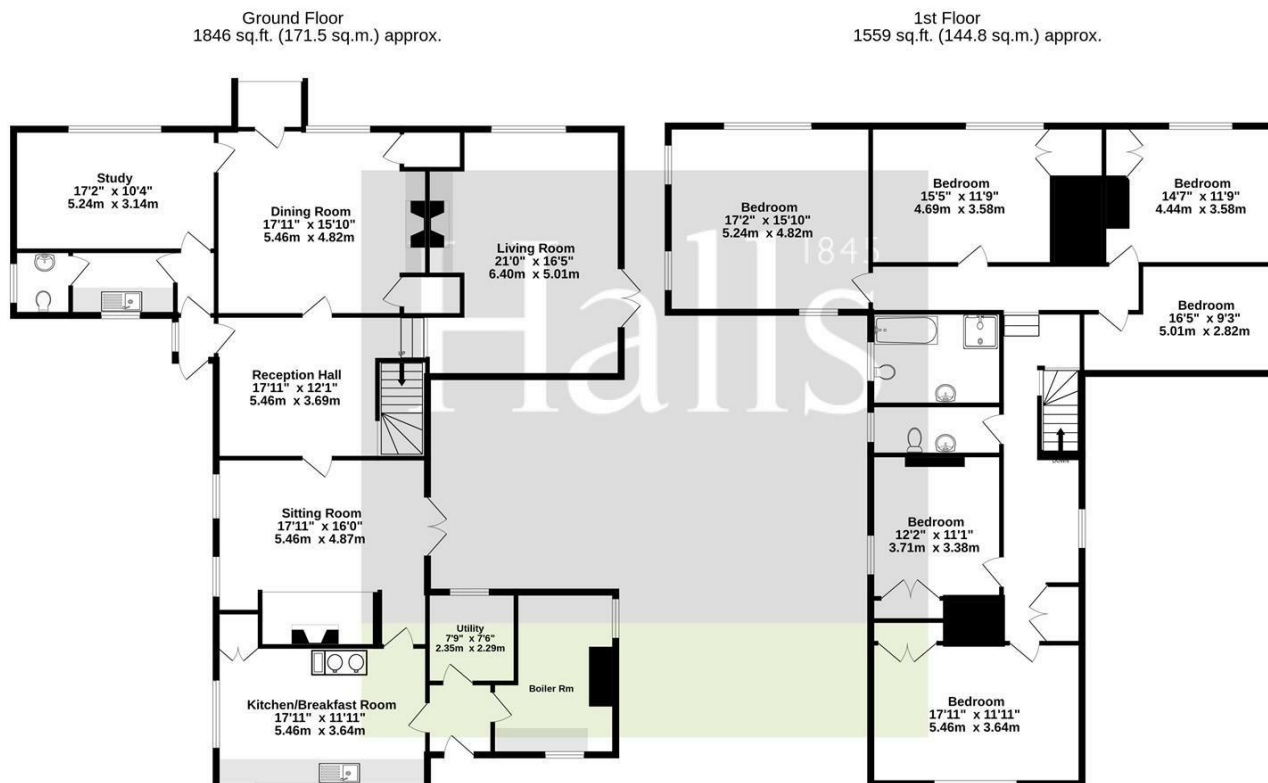
The property is shown as being within council tax band E on the local authority register.

VIEWINGS

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

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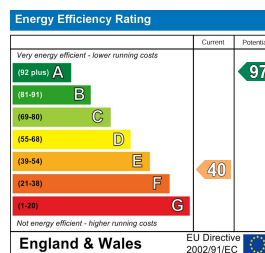
TOTAL FLOOR AREA : 3405 sq.ft. (316.3 sq.m.) approx.

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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Energy Performance Ratings



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