TO LET

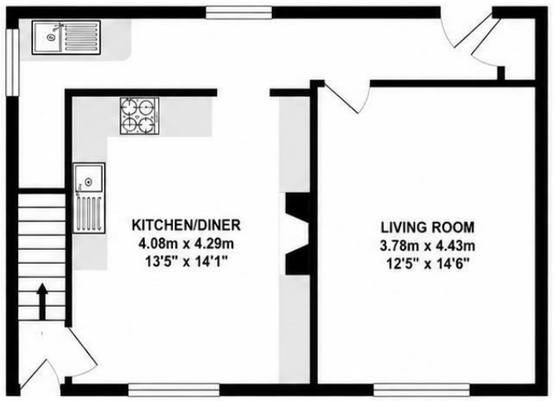
Laundry Cottage Stanton Upon Hine Heath, Shrewsbury, SY4 4LT

GROUND FLOOR 48.08 sq. m.
(517.55 sq. ft.)

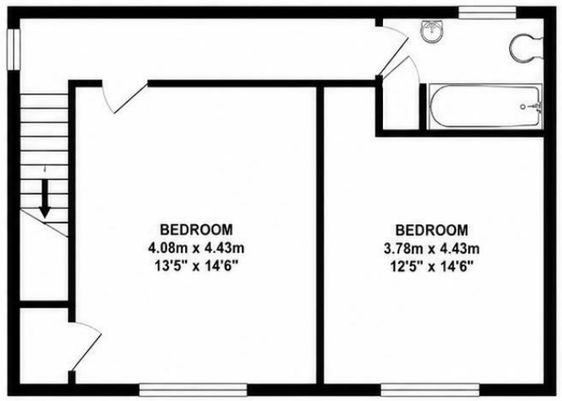
1ST FLOOR 48.08 sq. m.
(517.55 sq. ft.)

TOTAL FLOOR AREA : 96.16 sq. m. (1035.09 sq. ft.) approx.

For identification only - Not to scale



GROUND FLOOR

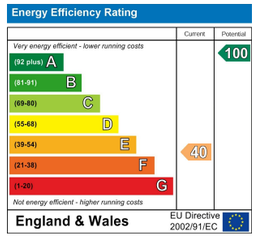


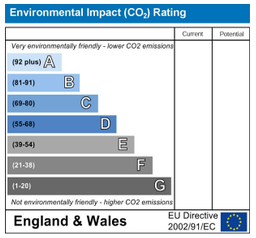
1ST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1348111

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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TO LET

£550 Per Calendar Month

Laundry Cottage Stanton Upon Hine Heath, Shrewsbury, SY4 4LT

A rustic and particularly characterful two-bedroom estate cottage providing around 1,000 sq ft of well proportioned living accommodation alongside compact gardens and ample parking; peacefully situated within Harcourt Estate near Stanton Upon Hine Heath.

TO LET

Stanton upon Hine Heath (1 miles), Wem (6 miles), Shrewsbury (12 miles)

All distances approximate.

- **Period Cottage**
- **Circa 1,000 sq ft**
- **Compact Side Garden**
- **Parking for up to three vehicles**
- **Within the Ground of Harcourt Estate**
- **Available Immediately**

DESCRIPTION

Laundry Cottage occupies a particularly peaceful position and nestles intimately within the grounds of the Harcourt Estate, just beyond the rural hamlet of Stanton Upon Hine Heath. The property provides immediate access to the majestic and much noted Shropshire landscape whilst retaining a convenient proximity to the thriving market town of Wem, which boasts a range of day-to-day amenities, including Schools, Convenience Stores, Medical Facilities, and a range of independent Shops.

The property is also well placed for access to the county centre of Shrewsbury, which lies some 12 miles to the south and boasts a more comprehensive range of facilities, including cultural and artistic attractions.

The property is itself is positioned around a partially cobbled courtyard and offers over 1,000 sq ft of generously proportioned living accommodation which comprises, on the ground floor, a Kitchen/Breakfast Room, Living Room, Utility Area, these joined to the first floor by two Bedrooms and family Bathroom.

Externally, the property is complemented by a compact side garden retained within a low-level wall, alongside parking for up to three cars situated further along the courtyard.

SERVICES

We are advised that the property is served by mains water and electric. The cost of drainage is included within the rent and heating is provided by storage heaters.

W3W

///establish.flukes.fishery

DIRECTIONS

From Shrewsbury take the A53 for Market Drayton heading towards the village of Shawbury. On arrival at Shawbury take the left turn at the traffic lights on to the Wem Road, pass the RAF base and take the right turn on to Booley Road, continuing along Booley Road, through Stanton Upon Hine heath, approximately half a mile, take a left turn sign posted Harcourt 'Private Drive' and the property will be found after a short distance on the left hand side.

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.

COUNCIL TAX

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

TERMS

The property will be offered on an APT.

Pets to be declared prior to viewing.

VIEWINGS

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