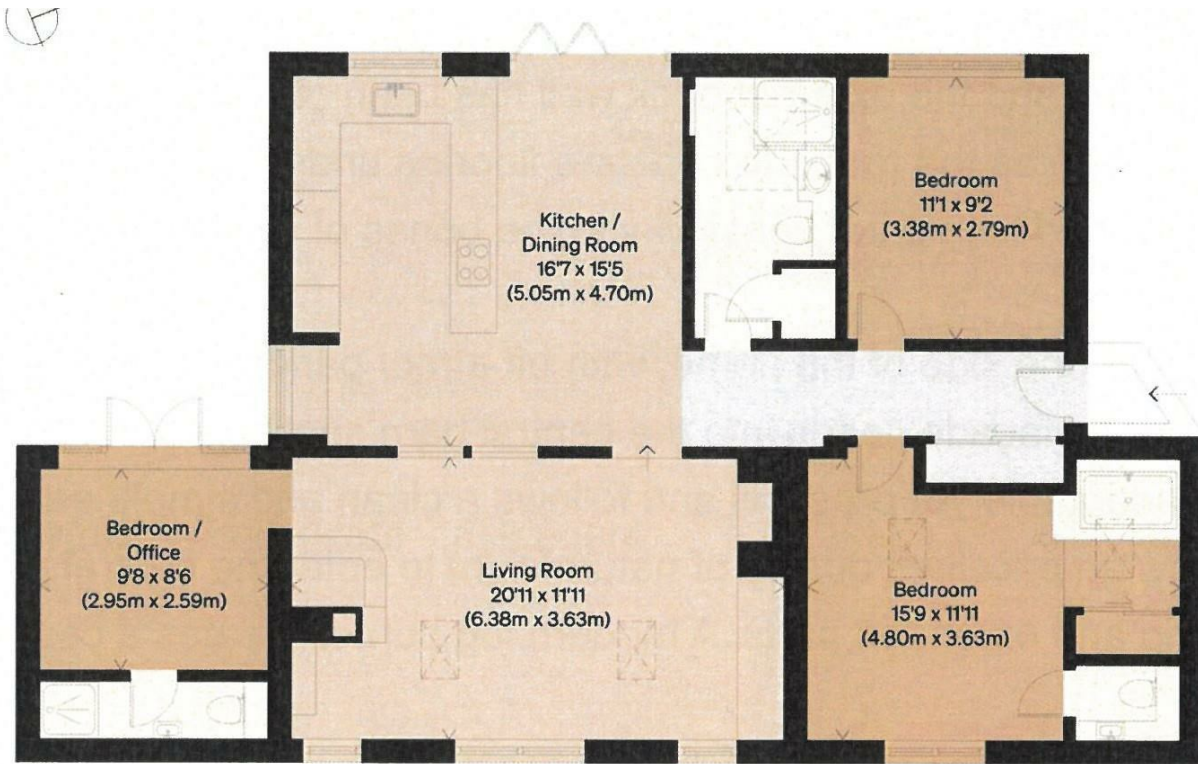




Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	63	82
EU Directive 2002/91/EC		

Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice? We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



WHITCHURCH LETTINGS

8 Watgate Street | Whitchurch | Shropshire | SY13 1DW

01948 663230 ✉ whitchurchlettings@halls.gb.com

www.halls.gb.com f i



THE FORGE STANLEY GREEN

WHIXALL | WHITCHURCH | SY13 2NE

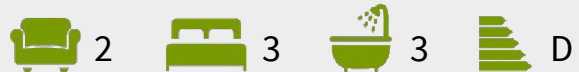


The Forge is a charming detached barn conversion designed and finished to a very high standard. The property comprises an entrance porch and hall, open plan kitchen / diner with vaulted ceiling and bi fold doors to the decking and garden. There is a sitting room, 2 / 3 bedrooms and 3 bathrooms. There is parking for 2 cars and landscaped gardens. It has double glazing and under floor heating. It is being Let Fully Furnished.

£1,400 Per Calendar Month

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- **Stunning Detached Barn**
- **Former Forge, Fully Furnished**
- **Hall, Kitchen / Diner**
- **Sitting Room with Fire**
- **Three Bedrooms, Three Bathrooms**
- **Parking and Gardens**

LOCATION - WHIXALL

The property is situated in the hamlet of Stanley Green Whixall and is within easy driving distance of Whitchurch, Ellesmere and Wem, all of which have an excellent range of local shopping, recreational and educational facilities.

BRIEF DESCRIPTION

Halls are delighted to be instructed to let out The Forge, Stanley Green for our landlord.

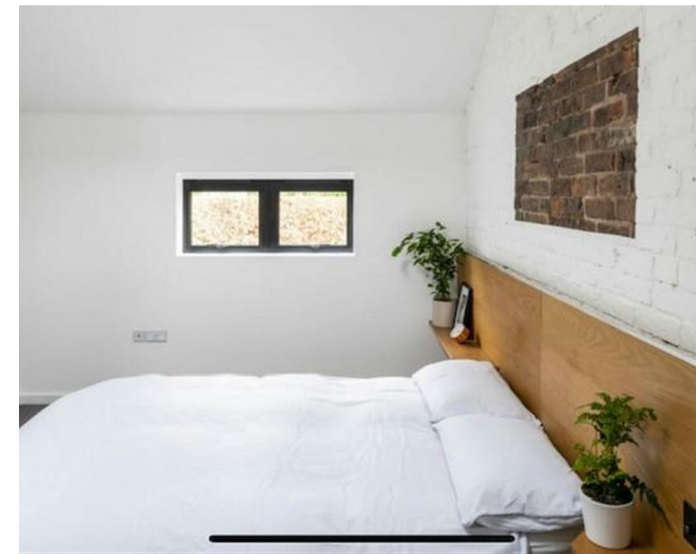
The property is a wonderful Grade 2 Listed single storey detached barn that in 2020 was awarded Home of the Year by The Telegraph. The property is being let on a Fully Furnished basis. The property was designed by Studiobloc and it comprises a side entrance door that opens into the entrance porch which has a tiled floor and sliding doors that open into the cloaks cupboard which also houses the electrical consumer unit.



There is a feature exposed brick and timber wall and step that leads down into the charming sitting room which has the original brick forge which is now just a feature. There is a wood burning fire, exposed timbers and double glazed windows to the front. From the sitting room is an open doorway through to the study / 3rd bedroom which has exposed beams and double doors to an enclosed side garden. There is a door from this room to an en suite shower room which has a W.C, wash hand basin and shower.

The hall continues into the wonderful open plan kitchen / diner with a vaulted ceiling and wooden flooring. The kitchen area comprises a wide range of cupboards, worktop surfaces and a drainer sink unit. There are integrated appliances including a dishwasher and fridge / freezer. There is an electric oven and hob and laundry cupboard with washing machine with shelves above. The dining area has bi fold doors that open up to the enclosed rear gardens. There is a charming window seat that looks onto the side garden.

Off the hall are the bedrooms. The master bedroom is to the front and has an exposed brick wall, double glazed window and has a deep bath set on a raised platform. opposite the bath is a fitted double wardrobe. Off the bedroom is a door that opens to the en-suite W.C which has a white W.C, wash hand basin, wooden shelf and wall mirror. The second double bedroom backs onto the garden. The property has oil fired under floor heating and double glazed windows.



OUTSIDE & GARDENS

There is a parking area to the side for two cars and there is a path that leads to the entrance door. There is also a locked gate that leads to the bin store. The main garden is to the rear and has a decked seating area, water feature with a ribbon of water. There is an artificial lawn and the garden is surrounded by fencing and bamboo.

DIRECTIONS AND WHAT 3 WORDS

Exit Whitchurch on the Tilstock Road, follow the B5476 and proceed through Tilstock, passing Steel Heath continue and passing the Dog and Bull pub/restaurant on your right, take the next right signposted Whixall, after 200 yards turn right at the sign for Hollinwood. Follow this lane round to the left and continue for just over half a mile and the property will be found on the central island as the road forks left and right. Take the right hand turn to Hollinwood and the property is on the left.

What 3 Words - expansion.hometown.pegs

CONDITIONS

Rent £1,400 and Deposit £1,615 payable in advance.
Fully Furnished
Sorry No smokers

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WHL 0467 170326

