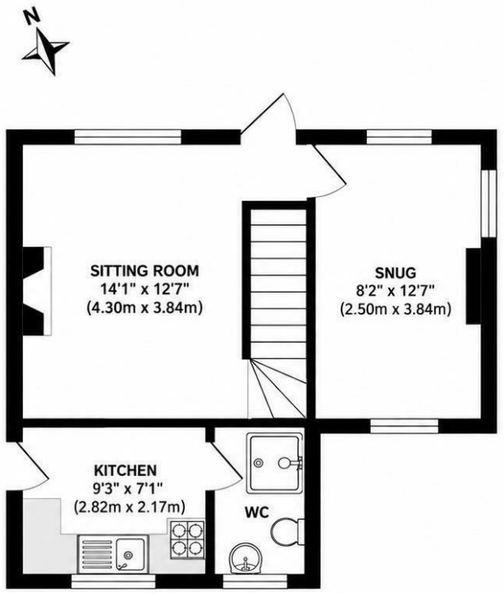
TO LET

Croxton Pool Farm, Hanmer, Whitchurch, Wrexham, SY13 3EN

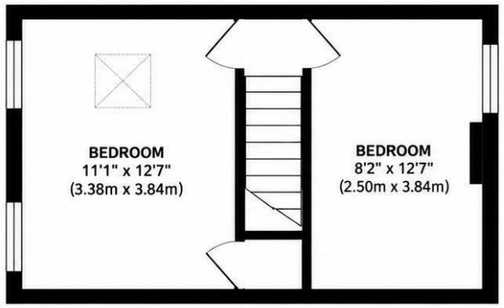


GROUND FLOOR

Approximate Areas

Ground Floor = 381.65 sq ft (35.46 sq m)
First Floor = 281.33 sq ft (26.14 sq m)
Total = 662.98 sq ft (61.59 sq m)

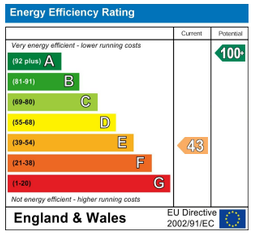
For identification only - Not to scale

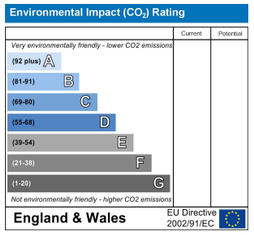


FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Halls. REF: 1360129

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 £1,500 Per Calendar Month

Croxton Pool Farm, Hanmer, Whitchurch, Wrexham, SY13 3EN

A rustic two-bedroom detached cottage situated within land and gardens extending, in all, to around 9ac and featuring two versatile outbuildings, ample parking, and a caravan; peacefully situated in a rural setting close to Whitchurch.

TO LET

Hanmer (1 miles), Whitchurch (6 miles), Ellesmere (7 miles), Shrewsbury (23 miles)

All distances approximate.

- **Detached Cottage**
- **Land & Gardens ext to approx 9ac**
- **Versatile Outbuildings**
- **Agricultural/Equestrian Usage**
- **Ample Parking**
- **Peaceful Rural Location**

DESCRIPTION
Croxton Pool Farm is an appealing detached country cottage occupying a notably generous rural holding and offering an excellent opportunity for those seeking a genuine lifestyle property. The accommodation has considerable character, including exposed ceiling timbers, and provides two bedrooms together with two reception rooms, kitchen and bathroom facilities.

A particular feature is the extent of the outside space, with the property standing within land and gardens extending to approximately 9 acres. Together with two versatile outbuildings, the holding lends itself particularly well to those with equestrian, smallholding or other countryside interests.

SITUATION
The property occupies an attractive rural position close to the village of Hanmer, surrounded by open countryside and enjoying a pleasing degree of space and privacy. The location combines the benefits of country living with reasonable accessibility to the wider range of everyday facilities available in Whitchurch and the surrounding settlements.

SCHOOLING
///opts.hooks.stretcher

DIRECTIONS
Leave Whitchurch to the east via the A252, continuing for around 4 miles until a left hand turn (signposted Hanmer/Overton) leads onto the A539. Proceed for a further 0.5 miles and the entrance to the property will be situated on the left, identified by a Halls "For Sale" board.

W3W
///opts.hooks.stretcher

THE PROPERTY
The cottage provides comfortable and characterful accommodation arranged over two floors. On the ground floor, the principal sitting room is complemented by a separate snug/dining room, with exposed ceiling timbers adding considerable character. The kitchen is fitted with a range of units and appliances, while the ground-floor accommodation is completed by bathroom facilities.

A staircase rises to the first floor where there are two bedrooms, both benefiting from the character of the cottage and views towards the surrounding countryside. The accommodation extends to approximately 663 sq ft (61.6 sq m) in total

LAND & GARDENS
The property is approached into a private setting with gardens and grounds immediately surrounding the cottage. Beyond, the land extends to approximately 9 acres in all, predominantly comprising grassland and providing an increasingly rare amount of outside space with a smaller rental cottage.

The land offers considerable lifestyle appeal and may be suitable for grazing, equestrian use, a smallholding or simply for those wishing to enjoy a substantial area of their own countryside.

OUTBUILDINGS
There are two useful and versatile outbuildings within the holding, providing valuable ancillary space for storage, livestock, machinery or other countryside uses. Their presence, together with the extent of the land, considerably broadens the appeal and flexibility of the property.

1. Portal Frame comprising 3 loose boxes (approx. 6m x 9.3)
2. Brick-built open-fronted former shippon (approx. 5.65m x 10.75m)

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.

SERVICES
We are advised that the property benefits from mains electric. Water is provided by a bore hole, drainage is to a private system, and heating is provided by a back boiler fed by a multi-fuel burner.

LOCAL AUTHORITY
Wrexham Council

COUNCIL TAX
TBC

TERMS
The property will be offered on an occupation contract with longer term occupants preferred.

Pets to be declared prior to viewings.

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