

Halls ¹⁸⁴⁵



LAUNDRY COTTAGE

STANTON UPON HINE HEATH | SHREWSBURY | SHROPSHIRE | SY4
4LT



ALL AVAILABLE VIEWING SLOTS NOW FILLED

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.

£550 Per Calendar Month



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- 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

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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.



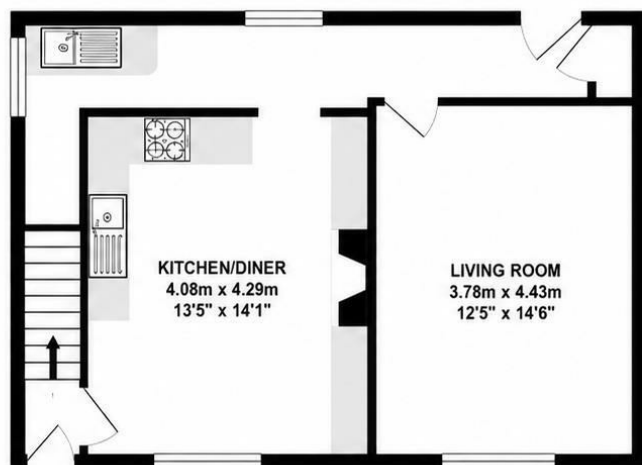


GROUND FLOOR 48.08 sq. m.
(517.55 sq. ft.)

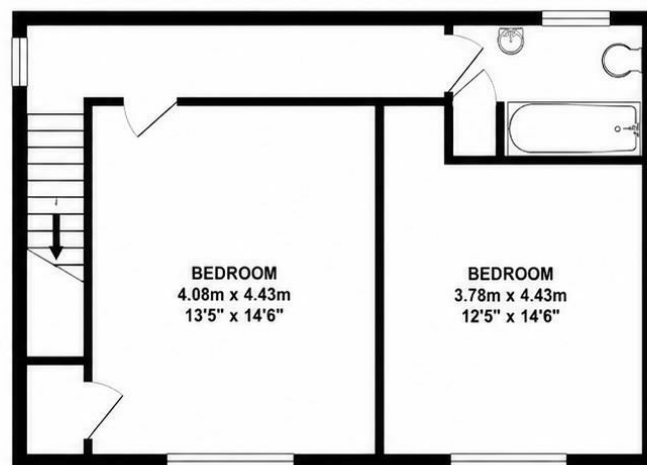
1ST FLOOR 48.08 sq. m.
(517.55 sq. ft.)

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

For identification only - Not to scale



GROUND FLOOR



1ST FLOOR



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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.



ELLESMERE LETTINGS

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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.

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