

TO LET

The Cottage, 2 Bowkers Lane, Bronington, Whitchurch, Shropshire, SY13 3EX

Halls 1845



TO LET

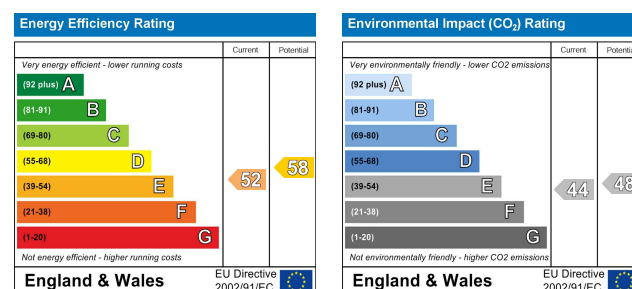
£1,500 Per Calendar Month

The Cottage, 2 Bowkers Lane, Bronington, Whitchurch, Shropshire, SY13 3EX

A substantial three-bedroom detached period family home boasting well proportioned living accommodation, ample driveway parking, and excellent gardens which extend, in all, to around 0.5 acres; peacefully positioned against a backdrop of open countryside close to Bronington.

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.



Halls 1845

01691 622602

Ellesmere Lettings
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Whitchurch 3 Miles, Wrexham 13 Miles, Chester 22 Miles, Shrewsbury 24 Miles

(All distances are approximate)

- Country Property
- Circa 2,000 sq ft
- Master with En-Suite
- Ample Driveway Parking
- Gardens ext to approx. 0.51ac
- Peaceful Rural Setting

DESCRIPTION

The Cottage occupies a serene and peaceful position against a backdrop of rolling fields and open countryside close to the popular village of Bronington, which lies on the England/Wales border and usefully contains the Bronington Voluntary Aided Primary School. Despite its rural location, the property retains a convenient proximity to the thriving market town of Whitchurch, which sits around three miles to the east and offers a range of amenities, including Schools, Supermarkets, Public Houses, Restaurants, and a range of independent. The county centres of Wrexham and Shrewsbury lie to the north and south respectively and prove a more comprehensive offering of facilities.

The Cottage is a period country home which has, over the years, been extended and improved to now provide around 2,000 sq ft of flexibly arranged living accommodation complete with a number of character features. The ground floor comprises a selection of versatile reception rooms ideally suited to a variety of usages, these accompanied by three first floor bedrooms, with the master benefitting from an en-suite.

The property is situated within generous gardens which extend, in all, to around 0.51 acres and enjoy excellent views across the peaceful countryside which surrounds the property. The property is approached onto a gravelled driveway with space for a number of vehicles, this bordered by a predominately timber outbuilding. To the east of the property is an orchard with, to the west, areas of lawn.

THE ACCOMMODATION COMPRISES

Kitchen/Breakfast Room: 24.36 m2

- Ground Floor -

Hallway: 9.70 m2

Utility Room: 3.46 m2

Cloakroom:

Lounge: 25.07 m2

Dining Room: 18.22 m2

Snug: 13.95 m2

- First Floor -

Master/En-suite: 24.91 m2

Bedroom Two: 13.97 m2

Bedroom Three: 18.74 m2

(all measurement approximate)

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be required upon application.

SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be required to be held by the DPS.

SERVICES

We understand that the property is serviced by mains water and electric. The heating is oil fired.

COUNCIL TAX

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

TERMS

The property will be offered on an initial six month occupation contract, however, longer term occupants are preferred.

Pets to be declared prior to viewing.

VIEWINGS

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

N.B.

The images used within the marketing were taken prior to the current occupation and, as such, are provided for guidance only.

