

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £1,500

Walnut House, The Ridge, Ellesmere, SY12 9HT

🏠 3 Bedrooms

🚿 3 Bathrooms

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General Remarks

Spacious detached 3 bed converted farm building
 Large, enclosed garden & allocated parking
 Pleasant rural location superb open countryside views
 Holding Deposit £346.00 Deposit £1730.00
 Starlink Ultra-Fast Broadband, Air Source Heating
 Council Tax Band 'D' EPC Rating 86|B

Location: The property is located in the hamlet known as 'The Ridge' which is situated between the market towns of Ellesmere (3 miles) and Oswestry (6 miles) which both benefit from an excellent range of shops, amenities and schools. The A495 is less than a mile away enabling easy access to the larger town of Shrewsbury and the cities of Wrexham and Chester, with the nearby train station at Gobowen provides services to Birmingham and Manchester



Accommodation

Oak Entrance Door with side glazed panel:

Entrance Hall: wooden flooring, understairs store cupboard.

Fully Tiled Wetroom: 5' 8" x 5' 5" (1.73m x 1.65m)
 Mains fed shower, pedestal wash hand basin, low level flush w.c., heated towel rail, extractor fan and spotlights to ceiling.

Study: 8' 10" x 8' 8" (2.69m x 2.63m) Spotlights to ceiling, wooden flooring.

Lounge: 19' 11" x 12' 0" (6.08m x 3.66m) Wooden flooring, dimmer spotlights to ceiling, log burning stove set on a raised brick and stone hearth. French doors together with adjacent single door and full-length windows overlooking the garden and pleasant views beyond.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Breakfast Kitchen: 15' 5" x 13' 7" (4.70m x 4.13m)
Tiled floor and spotlights to ceiling, Full length centre window with doors either side opening onto patio area. Range of fitted wall and base units with worktop surface above, stainless steel sink unit, integrated dishwasher, 'Indesit' cooker range with extractor hood above.

Utility Room: 7' 4" x 5' 5" (2.24m x 1.65m) Tiled floor. Range of fitted wall cupboards and matching base units with worktop surface above, stainless steel sink, partly tiled walls, space for appliances to include washing machine and dryer. Side door to outside.

Staircase to first floor and gallery landing:

Bedroom One: 14' 0" x 13' 9" (4.26m x 4.18m)

Ensuite Shower Room: 10' 0" x 6' 10" (3.06m x 2.09m) Tiled floor and spot lighting. Fully tiled shower cubicle with mains fed shower, vanity sink units, low level flush w.c., heated towel rail, extractor fan.

Bedroom Two: 12' 1" x 10' 6" (3.69m x 3.20m)

Bedroom Three: 12' 1" x 9' 1" (3.69m x 2.76m)

Bathroom: 8' 9" x 8' 7" (2.66m x 2.61m) Tiled floor. Panel bath with shower attachment, vanity sink unit, low level flush w.c., heated towel rail, extractor fan partly tiled walls.

Outside: The gardens to Walnut House lie predominantly to the side and rear with outstanding open countryside views. The garden is mainly laid to grass enclosed by mature hedges and part fencing to provide privacy. Good size patio offering ideal entertaining space. External wall light. Allocated parking lies to the side of the property.

Council Tax Band 'C' EPC Rating 86|B:

Local Authority: Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

Services: Air Source heating, mains electricity and water, private drainage.

Tenure: We understand the property is Freehold.

Directions: From the A5 Oswestry bypass take the A495 signposted to Ellesmere. Continue into the village of Whittington and turn left at the T junction. Take the next turning right onto Boot Street continue for approx. 2.5 miles before taking the left hand turn after passing The Narrowboat Inn. Keep right and follow the lane After a short distance the property will be identified on the left handside by the agents To Let board.

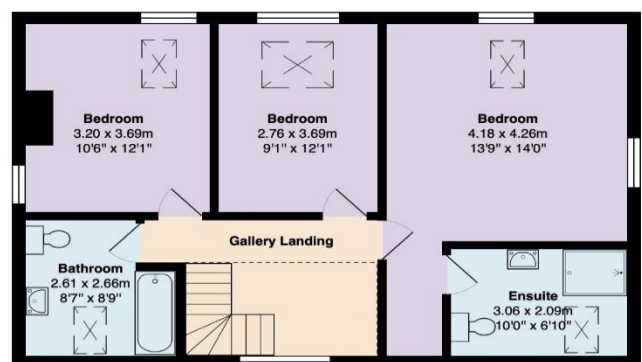
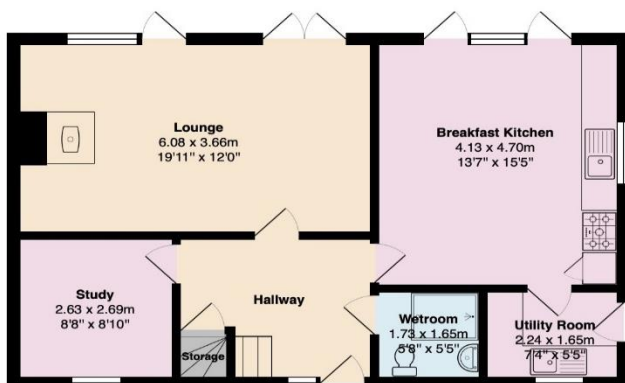
Holding Deposit £346.00:

Deposit £1730.00:

Viewing & Further Information: For further information or to arrange a viewing please contact the sole letting agents Ellesmere office on (01691) 622534.

: Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

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Total Area: 135.6 m² ... 1460 ft²

All measurements are approximate and for display purposes only



A property business
steeped in heritage
with a forward
thinking outlook.

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