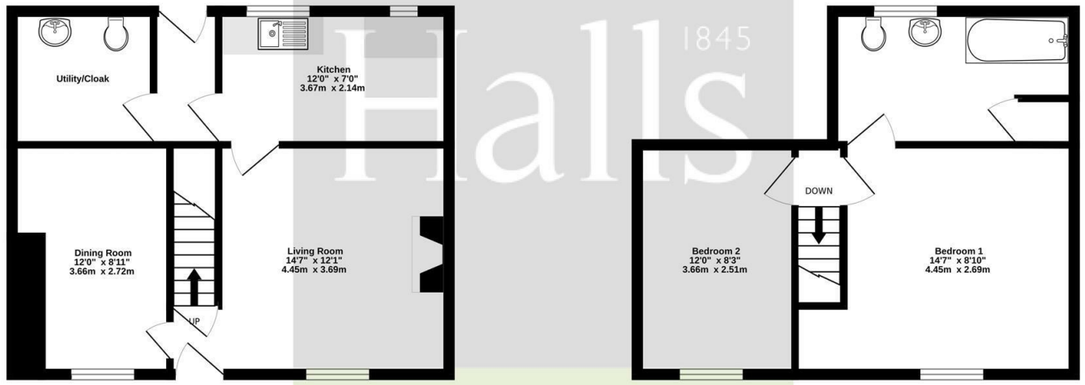
Ground Floor
418 sq.ft. (38.8 sq.m.) approx.

1st Floor
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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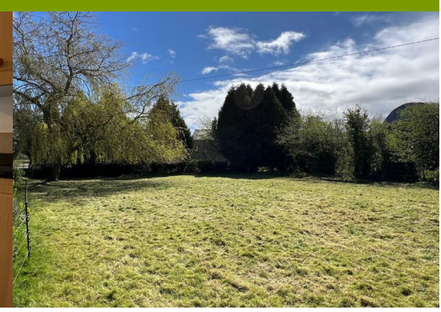


MAGPIE HALL

COCKSHUTT | ELLESMERE | SHROPSHIRE | SY12 0JD

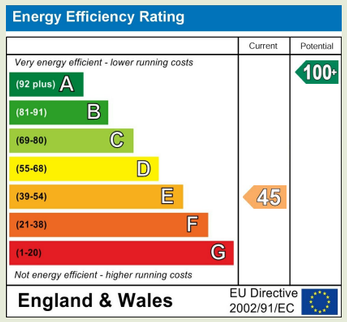






A charming and characterful detached country cottage boasting two Reception Rooms, Master with En-Suite, and generous gardens which extend, in all, to approx 1/3 acre and abut open farmland, idyllically located in a peaceful rural position on the edge of the village of Cockshutt.

£895 Per Calendar Month



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.

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ELLESMERE LETTINGS
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01691 622602 ellesmerelettings@hallsgb.com
www.hallsgb.com

IMPORTANT INFORMATION - 1. These particulars have been prepared in good faith to provide a fair overview of the property. Please request clarification of any matters important to your decision. **2.** No warranty is given regarding the property's structural condition or the working order of services, appliances, equipment or facilities, which have not been tested unless stated otherwise. Purchasers should arrange appropriate inspections and surveys. **3.** Photographs show selected areas only. Contents shown may not be included, and the property's appearance may have changed. No assumptions should be made about areas not photographed. **4.** All measurements, areas, aspects and distances are approximate and provided for guidance. Purchasers should verify any measurements critical to their requirements. **5.** Photographs, images, videos and other marketing materials may be digitally created or enhanced, including using artificial intelligence (AI). Such materials are illustrative and may not show the property exactly as it appears. Purchasers should verify details through inspection and enquiries. **6.** References to planning permissions or potential uses are provided in good faith. Purchasers should independently verify their accuracy and suitability with the relevant authorities before purchase. **7.** Descriptive opinions are given in good faith and should not be treated as guarantees. Purchasers should make appropriate enquiries to establish whether the property meets their requirements. **8.** Anti-Money Laundering (AML) checks are required by law. Halls Holdings Ltd charges £36 (including VAT) per purchaser for these checks. **9.** Halls Holdings Ltd may receive referral fees or commissions for introducing third-party services, including financial services, surveyors, solicitors and tradespeople. Such arrangements are disclosed in accordance with legal and regulatory requirements. Referral fees do not increase the cost of these services to you. For details, contact Halls Holdings LTD on 01743 450700.



2 2 1 E

- **Detached Country Cottage**
- **Quaint and Characterful Accomodation**
- **Bedroom One with En-Suite**
- **Lounge with Log-Burner**
- **Gardens ext to approx 1/3 acre**
- **Delightful Rural Location**

DESCRIPTION

Magpie Hall is nestled in a delightful rural position within the noted north Shropshire countryside, just outside the popular and traditional village of Cockshutt, which boasts a range of amenities, including Public House, School, Church, Village Hall, and Coffee House/Farm Shop, The property lies around 4 miles south of the lakeland town of Ellesmere, which enjoys a wider range of facilities, and is also well placed for access to the larger centres of Shrewsbury and Wrexham, both of which offer a comprehensive array of recreational, educational, and shopping opportunities.

Internally, the property offers well presented and characterful accomodation, all retaining a quaint and charming "cottage" feel, whilst comprising, on the ground floor, a Living Room (with log burner), Dining Room, Kitchen, and Utility/Cloakroom, together with two first floor Bedrooms, one of which benefits from an En-Suite Bathroom.

The property is positioned within generous gardens which extend, in all, to approximately 1/3 acre and enjoy a glorious backdrop of unspoilt countryside. The gardens are predominately laid to lawn with, immediately to the rear of the property, a patio area which represents an ideal space for outdoor dining and entertaining, along with a parking area.

THE ACCOMMODATION COMPRISES:

Ground Floor:
Living Room -
Dining Room -
Kitchen -
Utility/Cloakroom -

First Floor:
Bedroom One:
En-Suite Bathroom -
Bedroom Two -



W3W

///standards.totals.boating

N.B.

The property is situated on the edge of a working farm and, as such, due caution will be required by applicants and viewers.

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.

TERMS

The property will be offered on an initial six month Assured Shorthold Tenancy, however, longer term tenants are preferred.

Pets to be declared prior to viewings.

FURTHER CHARGES

Water is fed to the property from the farm and will be re-charged at £25pcm

N.B.

Viewers are advised that the images shown within these particulars were taken circa 12 months ago and are intended to be illustrative only.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system and the heating is oil-fired.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band ' D ' on the Shropshire Council Register.

VIEWINGS

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



