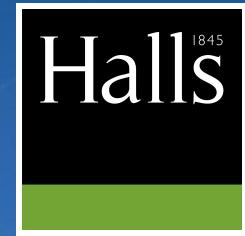


TO LET

Lower Heblands Farmhouse, Snead, Montgomery, SY15 6ED



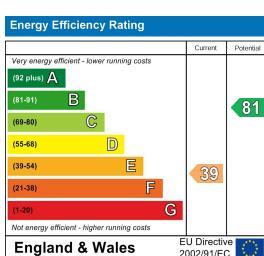
TO LET

£1600 per calendar month

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.

Energy Performance Rating



A recently refurbished and extended period farmhouse in convenient rural setting with excellent country views. Comprising 3 bedrooms, en-suite and family bathroom, two receptions, modern kitchen/family room, utility, WC and cellar. Outside are lawned gardens and private patio, enjoying views.

Available on an assured shorthold tenancy subject to full references and deposit.



01588 638 755

Bishops Castle Sales
33B Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@hallsgb.com



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2 Reception Rooms



3 Bedrooms

1 Bathroom & 1 En-suite
Shower Room

- A period detached farmhouse
- Recently refurbished and extended
- Set in convenient rural location
- Excellent country views
- 3 bedrooms, en-suite and family bathroom
- Living room, sitting room
- Modern kitchen/family room
- Utility, WC, cellar
- Lawned gardens, paved patio and off road parking

GENERAL REMARKS

Lower Heblands Farmhouse is a characterful Edwardian residence which has been completely refurbished and extended to provide well proportioned family accommodation in an accessible and convenient rural setting with fine country views. It briefly comprises 3 bedrooms, en-suite shower and family bathroom, living room, sitting room, a re-modelled, brand new kitchen/diner/family room, utility, WC, porch and cellar. Outside are good sized gardens with ample parking and paved terrace enjoying fine country views.

LOCATION

The house is situated just 2 miles from the market town of Bishops Castle on a relatively quiet C road, in a rural setting. Adjacent to the property are a traditional range of red brick and timber farm buildings and a large range of more modern buildings beyond. PLEASE NOTE: These buildings are not included in the rental.

ACCOMMODATION

The house is approached over a concrete yard to a private parking area at the rear of the house, suitable for several cars. The well presented accommodation comprises:

ENTRANCE HALL

14'11" x 6'7" (4.57m x 2.01m)
Part glazed door, fitted carpet, radiator, staircase, door to under stairs to cellar.

SITTING ROOM

14'7" x 12'1" (4.45m x 3.68m)
(into bay window)

Fitted carpet, 2 x radiator, tiled fireplace with electric fire.

LIVING ROOM

15'0" x 12'6" (4.57m x 3.81m)
(into bay window)

Feature brick fireplace inset with wood stove, fitted carpet and radiator.

KITCHEN/FAMILY ROOM

35'1" x 15'5" (10.71m x 4.71m)
Recently extended including airing cupboard with water cylinder, utility and WC. Wood effect flooring, island unit with 'Lamona' four ring hob and oven, stainless steel sink unit, range of coloured kitchen units with wood effect tops, part vaulted ceiling with French doors to patio. There is space for a fridge, dishwasher, washing machine and condenser dryer - none of which are included.

UTILITY

Matching floor, stainless steel sink unit with worktop and cupboard, larder cupboard, coat hooks and radiator.

SEPARATE WC

WC, wash basin in vanity and radiator.

REAR HALL

6'10" x 5'1" (2.09m x 1.57m)
Matching wood effect flooring, radiator and stable door to outside.

CELLAR

11'5" x 9'10" (3.49m x 3.0m)
Brick lined with concrete floor and shelving.

A carpeted staircase rises to the first floor.

LANDING

14'11" x 6'8" (4.57m x 2.04m)
Fitted carpet, radiator, double-glazed window to front.

BEDROOM 2

15'0" x 12'6" (4.58m x 3.82m)
Double-glazed window to front, fitted carpet, radiator and fitted wardrobe.

BEDROOM 3

15'0" x 12'5" (4.58m x 3.80m)
Double-glazed window to front, fitted carpet, radiator and fitted wardrobe.

FAMILY BATHROOM

9'9" x 8'0" (2.99m x 2.45m)
Stone effect flooring and white suite of bath, WC, wash basin with vanity cupboard, corner glazed shower cubicle, ladder radiator.

INNER LANDING

9'9" x 2'11" (2.99m x 0.91m)
Fitted carpet, radiator and access to:

SHOWER ROOM

9'7" x 4'7" (2.93m x 1.4m)
Stone effect floor. White WC and wash basin, double-glazed windows to side and walk-in shower.

BEDROOM 1

16'8" x 11'7" (5.09m x 3.55m)
Double-glazed windows to three elevations, fitted carpet, radiator and fitted wardrobe.

OUTSIDE

The house is approached through the old farmyard to the parking space and turning area to the rear of the house. At the front is a brick paved path leading to the main entrance door with lawned areas either side. The lawns continue round the side to a paved terrace with access to the patio doors into the family room and fabulous country views.

SERVICES

Mains electricity and water. Private drainage. Oil central heating and double-glazing. Wood stove. Blinds will be fitted to all windows.

NOTE: None of the services or installations have been tested by the Agents.

DIRECTIONS

From Bishops Castle proceed out on the B4385 Montgomery Road for 1 1/2 miles and turn right towards Churchstoke. The house is a further half mile and first house on the left.
What3Words empires.lunging.unicorns

TERMS

Available on a minimum six month assured shorthold tenancy subject to full financial and personal references. A deposit of five weeks rent (£1846) is payable at the commencement, held in a deposit protection scheme, together with the first month's rent.

COUNCIL TAX

Band D - Shropshire Council.

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.