

**TO LET****£1,600 Per Month**

Lower Farm Shelve, Minsterley, Shrewsbury, SY5 0JF

A beautifully presented and characterful detached house in a delightful rural setting with super country views to the Stiperstones with extensive gardens and off road parking. It has accommodation of 3 bedrooms, 3 shower room, 3 receptions including a wonderful living space with high vaulted ceilings and immense exposed cruck timbers and a contemporary kitchen. Water charges included and available on an assured shorthold tenancy subject to full financial and personal references.



- Beautifully situated character farmhouse
- Sensational rural setting with views
- Amazing living room with vaulted ceiling & cruck timbers
- 2 further receptions and kitchen
- 3 Bedrooms all en-suite, 1 with dressing area
- Extensive lawned gardens and ample parking
- Oil central heating and 2 wood stoves
- Rural hamlet but accessible to Minsterley & Shrewsbury



3 Reception Room/s



3 Bedroom/s



3 Bath/ shower room/s



GENERAL REMARKS

Nestled in the picturesque hamlet of Shelve, near Minsterley, this stunning detached house offers a perfect blend of modern living and charming countryside appeal. With a generous living space, this family-sized home boasts three well-proportioned bedrooms, all en-suite, making it an ideal choice for families or those seeking extra space, together with 3 reception rooms and a contemporary kitchen

As you step inside, you are greeted by a magnificent living room that features a high vaulted ceiling adorned with exposed cruck timbers, creating a warm and inviting atmosphere. The breathtaking country views from the large framed windows provide a serene backdrop, allowing you to enjoy the beauty of the surrounding landscape from the comfort of your home. The house is further enhanced by two woodburning stoves, perfect for cosy evenings spent with loved ones during the colder months.

This characterful property is set within large gardens, offering ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air and tranquillity of rural life. This delightful home is not just a place to live; it is a sanctuary where you can unwind and appreciate the natural beauty that surrounds you.

In summary, this exceptional detached house in Shelve is a rare find, combining spacious living with stunning views and a peaceful setting. It is a perfect opportunity for those looking to embrace a lifestyle that harmonises comfort and nature. Do not miss the chance to make this beautiful property your new home.

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



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SITUATION

The fabulous detached house is set in the quaint rural hamlet of Shelve and has long range views of the Stiperstones and surrounding countryside. The villages of Minsterley and Snailbeach are just a few miles away with the towns of Shrewsbury and Bishops Castle within comfortable driving distance.

SERVICES

Mains electricity and BT fibre broadband is understood to be available. Private mains water included in rent, private drainage and oil central heating and two Log stove installed.

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

COUNCIL TAX

Shropshire Council - Band E.

VIEWING

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

DIRECTIONS

From Minsterley, proceed south on the A488 through Hope Valley and past the turn for The Gravels with the bus shelter. Continue on and at the next crossroads, on a corner, turn left signed for Shelve. Proceed up the bank through the woods for a mile and into the hamlet of Shelve, Lower Farm is found last on the right below the road. What3 words: linen.confronts.tribal

TERMS

Available on an assured shorthold tenancy, subject to full financial and private references. The first months rent of £1600 is payable on commencement. A deposit equal to 5 weeks rent will be payable prior to occupation which will be held in a deposit protection scheme. Preferred no pets or smokers.

Energy Performance Ratings

