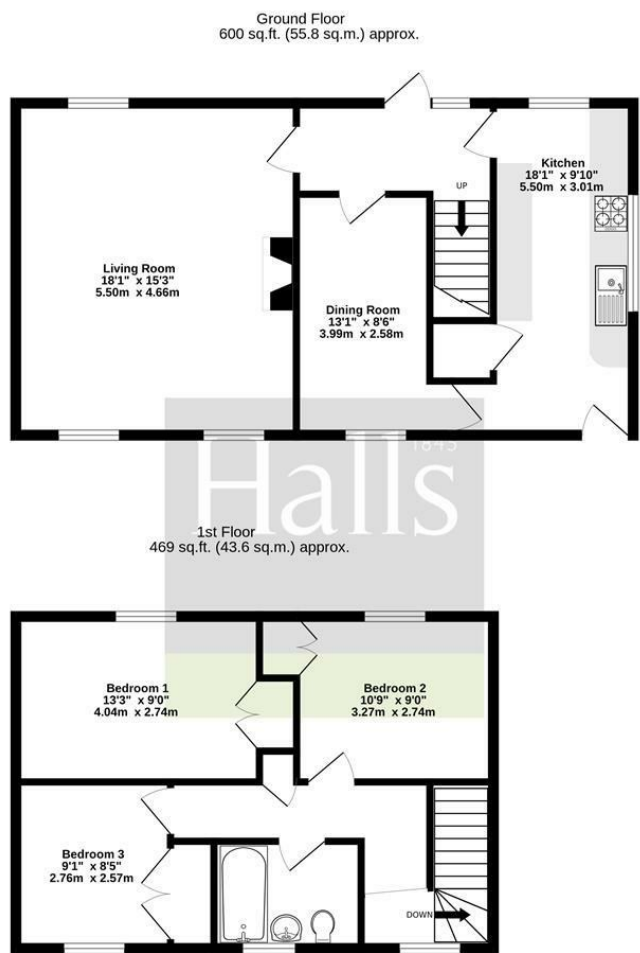


TO LET

Stable Cottage Sodylt, Ellesmere, SY12 9EN



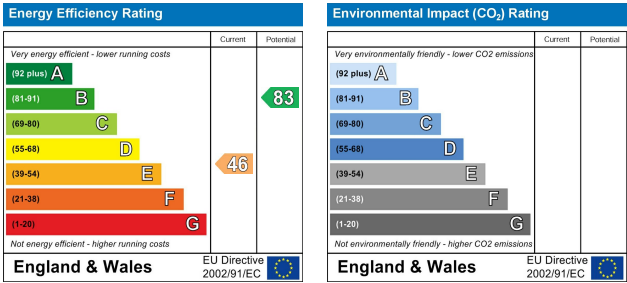
TO LET

£950 Per Calendar Month

Stable Cottage Sodylt, Ellesmere, SY12 9EN

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.



An traditional and attractive three-bedroom property benefitting from allocated parking, a private paved patio area enjoying far-reaching countryside views, and well-proportioned internal accomodation, enviably situated within the picturesque grounds of Sodylt Hall, close to the popular village of St.Martins.

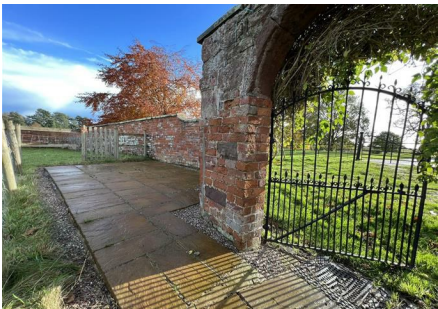


01691 622 602

Ellesmere Lettings
Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@hallsgb.com



onTheMarket.com



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- Three Bedrooms
- Well Presented
- Available early January 2025
- Parking
- Situated within Sodylt Hall
- Delightful Rural Location

DESCRIPTION

Stable Cottage lies within the grounds of the imposing Sodylt Hall, a Grade II listed country residence dating back to the 18th Century and situated roughly equidistant between the villages of Overton-On-Dee and St.Martins, both of which enjoy a range of amenities including Public Houses, Restaurants, and a range of independent shops. The property is also well located for access to the larger centres of Ellesmere, Oswestry, and Wrexham, all of which offer a more comprehensive range of services.

Internally, the property is well presented throughout and provides generously proportioned rooms situated over two floors, briefly comprising: Kitchen, Dining Room, Living Room (with open fire), three Bedrooms, and a family Bathroom.

Externally, the property boasts a paved patio area, accessed through an attractive brick archway, with excellent panoramic views extending across the county. The property also benefits from allocated parking for two vehicles.

THE PROPERTY COMPRISES

Ground Floor:

Kitchen - 2.31m x 5.77m

Living Room - 4.68m x 5.49m

Dining Room - 2.20m x 3.73m

First Floor

Bedroom One - 3.71, x 2.76m

Bedroom Two - 3.21m x 2.80m

Bedroom Three - 2.46m x 2.61m

Family Bathroom - 2.34m x 1.66m

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.

SERVICES

The property is served by a communal biomass boiler and the cost of heating and hot water, as used by the property, will be re-charged to the tenant on a quarterly basis at 8.67p pKW (to be reviewed annually).

We understand that the property enjoys mains water and electric. Drainage is to a private system (the cost for which is included within the rent).

COUNCIL TAX

The property is shown as being within band X on the local authority register.

LOCAL AUTHORITY

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

VIEWINGS

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

W3W

What3Words reference ///processor.elite.stirs

