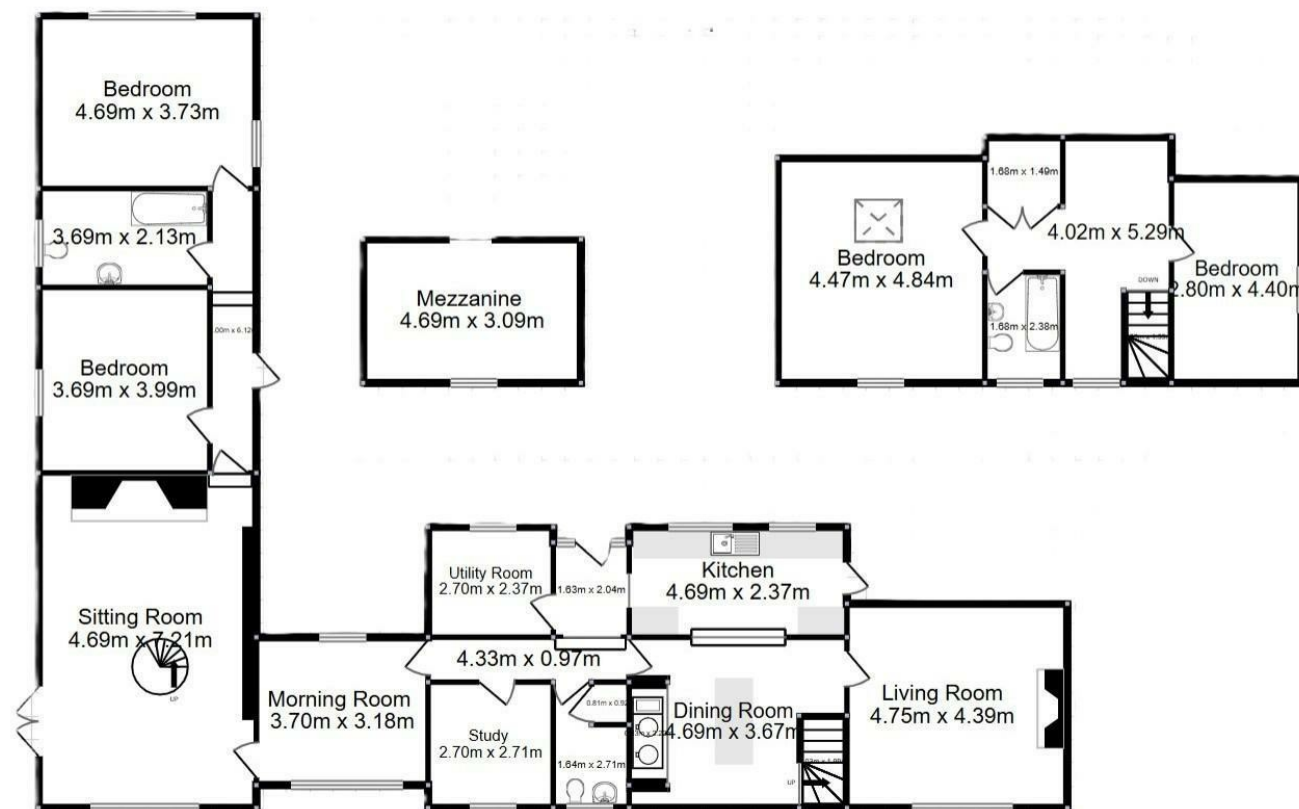


TO LET

Grooms Cottage, Brynallt Hall, Frankton, Ellesmere, SY12 9HL

Halls 1845



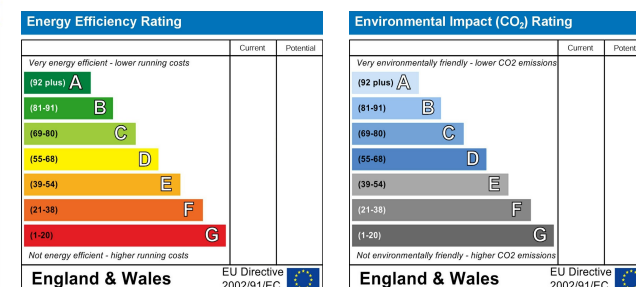
TO LET

£1,500 Per Calendar Month

Grooms Cottage, Brynallt Hall, Frankton, Ellesmere, SY12 9HL

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.



A substantial four-bedroom detached barn conversion boasting characterful living accommodation, easy-maintenance gardens, and off-street parking with double garage, elegantly situated within the grounds of a country hall in a rural position close to Ellesmere.



01691 622602

Ellesmere Lettings
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@hallsgb.com



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Ellesmere (3 miles), St.Martins (6 miles), Oswestry (6 miles), Shrewsbury (18 miles)

All distances approximate.

- Substantial Barn Conversion
- Circa 2,400 sq ft
- Four Bed / Four Reception Rooms
- Driveway and Garage
- Easy Maintenance Gardens
- Rural Location

DESCRIPTION

Grooms Cottage occupies a particularly pleasant position within the grounds of the imposing Brynallt Hall, an elegant country home which enjoys far-reaching views and immediate access to the much noted north Shropshire countryside, whilst retaining a convenient proximity to the nearby lakeland town of Ellesmere. Ellesmere provides a useful array of day to day amenities, including Schools, Supermarket, Convenience Stores, Medical Facilities, Public Houses, and a range of independent Shops. The county centres of Wrexham and Shrewsbury lie to the north and south respectively and offer a more comprehensive range of facilities.

Grooms Cottage is a substantial four-bedroom barn conversion which provides around 2,400 sq ft of flexibly arranged living accommodation which retains a range of attractive period features, with a selection of well proportioned Reception Rooms complemented by four Bedrooms.

The property is accessed via a dedicated entrance which leads on to a tarmac driveway with space for a number of vehicles, this leading further on to a double garage. Nestled within the crook of the building is a private courtyard garden so designed with ease of maintenance in mind, this currently featuring a predominately paved area and complemented by a number of raised beds and a covered seating area.

W3W

///hogs.slanting.crumb

THE ACCOMMODATION COMPRISES

- Ground Floor -
Kitchen; 2.02m x 4.31m
Utility Room: 2.59m x 2.37m
Cloakroom:
Dining Room: 4.69m x 4.04m
Living Room: 4.40m x 4.50m
Study: 2.71m x 2.72m
Morning Room: 3.70m x 3.18m
Sitting Room: 4.98m x 7.22m
Bedroom: 3.23m x 4.03m
Bathroom:
Bedroom: 4.69m x 3.73m

- First Floor -
Bedroom: 2.76m x 3.94m
Bedroom: 4.46m x 4.86m
Bathroom:

TERMS

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

SERVICES

The property is served by mains electric with oil-fired central heating. Water and Drainage are provided by the Hall and the costs are included within the rent.

COUNCIL TAX

The property is shown as being within council tax band C on the local authority register.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

VIEWINGS

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

