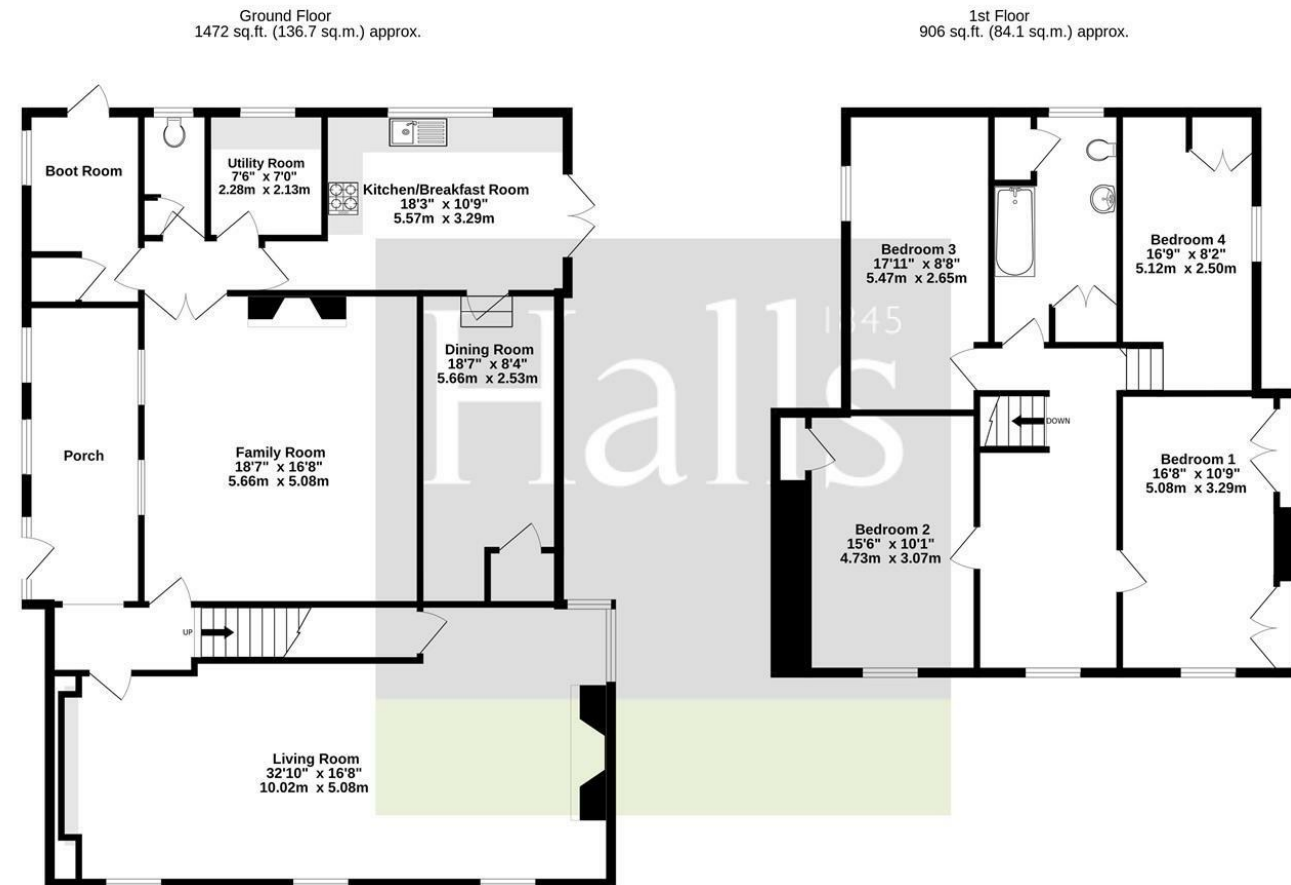


TO LET

Moss Farm, Lower Road, Harmer Hill, Shrewsbury, SY4 3QX

Halls 1845



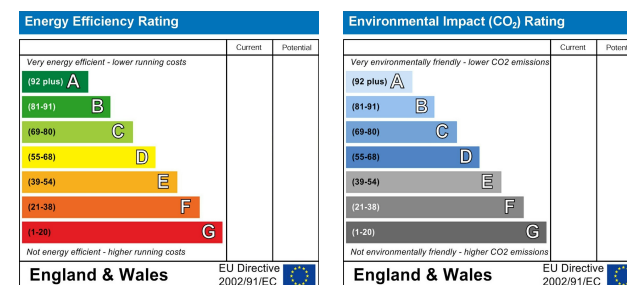
TO LET

£1,750 Per Calendar Month

Moss Farm, Lower Road, Harmer Hill, Shrewsbury, SY4 3QX

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 and modernised four-bedroom farmhouse boasting a wealth of traditional features, alongside generous gardens and a range of versatile outbuildings, peacefully situated in a pleasant rural position on the edge of the village of Harmer Hill.



01691 622602

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



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01691 622602

- Detached Farmhouse
- Generous Gardens
- Range of Outbuildings
- Spacious and Well Presented
- Countryside Views
- Edge of Village Location

DESCRIPTION

Moss Farm occupies a particularly pleasant position on the edge of the village of Harmer Hill and enjoys a picturesque rural backdrop with views of open farmland in abundance. Harmer Hill is a traditional Shropshire village benefitting from Public House and village Hall, which is located roughly equidistant between the lakeland town of Ellesmere and the county town of Shrewsbury, both of which offer a comprehensive range of educational, recreational, and shopping facilities.

The property offers generous and characterful living accomodation situated over two spacious floors, all of which has been modernised to now recommend the property as an excellent family home.

Externally, the property sits within expansive gardens which are predominately laid to lawn and overlook open countryside to the rear. Moss Farm also comprises a range of useful and versatile outbuildings, including a former farm building with ample driving space to the fore, and a garage.

THE PROPERTY COMPRISES

Ground Floor:
Entrance Porch -
Living Room - 10.02m x 5.08m (max)
Family Room - 5.66m x 5.08m
Kitchen/Breakfast Room - 5.57m x 3.29m
Utility Room - 2.28m x 2.13m (max)
Cloakroom -
Boot Room -
Dining Room/Snug - 5.66m x 2.53m

First Floor:
Bedroom One - 5.08m x 3.29m
Bedroom Two - 4.73m x 3.07m
Bedroom Three - 5.47m x 2.65m
Bedroom Four - 5.12m x 2.50m
Family Bathroom

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 viewing.

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.

FURTHER CHARGES

Applicants are advised that water will be re-charged at a cost of £30pcm.

N.B.

Light garden maintenance is included within the rent.

PLEASE NOTE

Due to the property being located within a working farm, due care and consideration is required from potential applicants.

COUNCIL TAX

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

LOCAL AUTHORITY

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

SERVICES

We understand that the property benefits from mains electricity. Drainage is to a private system and the heating is oil-fired. Water is provided by a bore-hole.

VIEWINGS

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

