



TO LET

The Bothy Neachley Lane, Shifnal, TF11 8PH **£3,000 PCM**

To Rent: "The Bothy" – A Charming Cottage with around 1 acre of land and outbuildings.

Halls are pleased to offer "The Bothy," a beautifully renovated three-bedroom detached cottage, situated within the tranquil 100-acre grounds of Neach Hill House. This spacious and pet-friendly property features two bathrooms and has been extensively updated to a high standard, offering modern comforts while retaining its character. The property also benefits from walled gardens, an acre of land, and an adjacent barn, providing ample outdoor space.

Additionally, by separate negotiation - coming soon on the same plot are 2 x 3 bed properties which would be perfect for larger families looking to live closer together.





2 Reception Room/s



3 Bedroom/s



2 Bath/ shower room/s



DESCRIPTION

"The Bothy" is an ideal and easily accessible retreat, conveniently located near the M54 motorway and a nearby railway station, allowing for easy commuting to Birmingham, Wolverhampton, Shrewsbury, and Telford. A variety of local amenities, including shops, restaurants, and tourist attractions, are within close proximity.

The accommodation includes a large, welcoming lounge area leading to a generously sized kitchen, which is fully equipped with integrated appliances and offers ample space for a dining table. On the first floor, there are three double bedrooms, including one with an en-suite bathroom, as well as a separate family bathroom. The property is available immediately, allowing you to move in as soon as possible and enjoy the peaceful surroundings and unique features it offers.

LOCATION

KITCHEN/BREAKFAST ROOM

Large fitted kitchen with integrated appliances

LOUNGE

Good sized lounge with working feature fireplace

SECOND RECEPTION ROOM/STUDY

Ideal space for a study or playroom

DOWNSTAIRS WC/UTILITY

BEDROOM 1

Spacious double bedroom with added bonus of an en-suite shower room

EN-SUITE

BEDROOM 2

Good sized double bedroom

BEDROOM 3

neutrally decorated double bedroom

BATHROOM

4 piece suite bathroom

GARDEN

Externally, the property boasts a walled garden to the front, extensive land, access to the adjacent barn, and ample parking for several vehicles. Land totals to around 1 acre

LOCAL AUTHORITY

Shropshire Council

COUNCIL TAX BAND

Council Tax Band: B

VIEWINGS

Strictly by appointment with the letting agents.

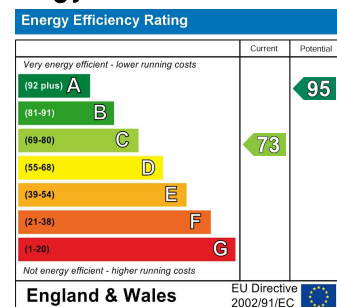
BARN/OUTBUILDING

Versatile space suitable for a range of uses

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.

Energy Performance Ratings



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