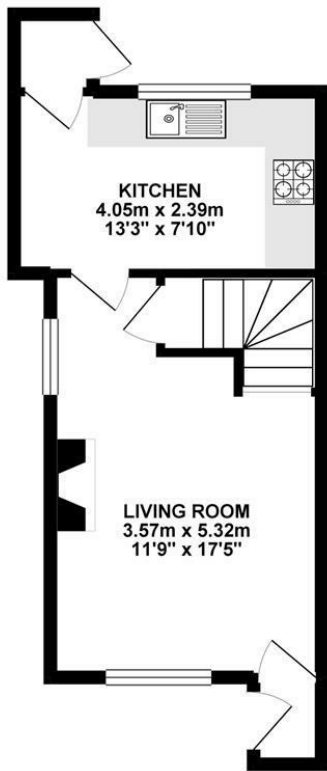


TO LET

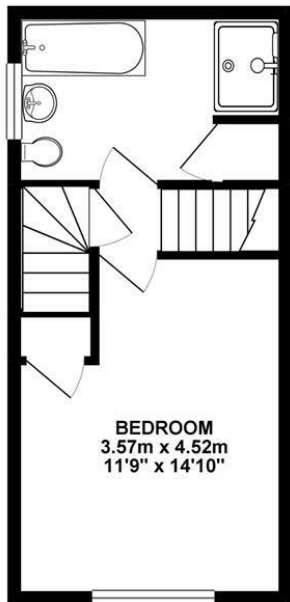
2 Sycamore Cottages, Hordley, Ellesmere, SY12 9BJ



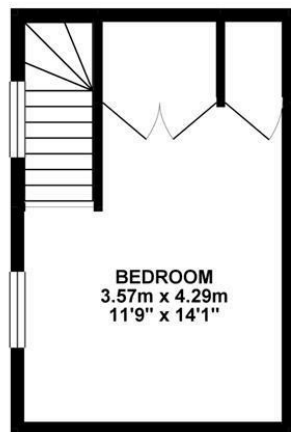
GROUND FLOOR 30.79 sq. m.
(331.38 sq. ft.)



1ST FLOOR 27.56 sq. m.
(296.64 sq. ft.)



2ND FLOOR 19.47 sq. m.
(209.59 sq. ft.)



TOTAL FLOOR AREA : 77.82 sq. m. (837.61 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrepro ©2020

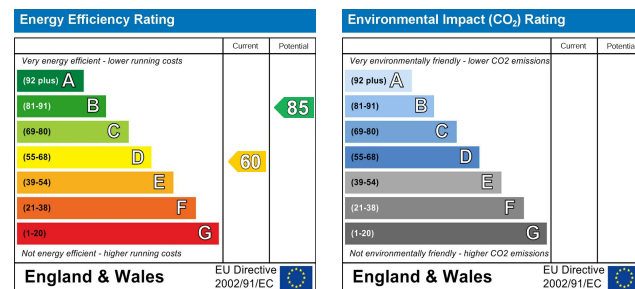
TO LET

£950 Per Calendar Month

2 Sycamore Cottages, Hordley, Ellesmere, SY12 9BJ

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 freshly renovated two-bedroom period country cottage boasting stylishly modernised internal living accommodation, ample driveway parking, a large, well-maintained gardens; peacefully situated against a backdrop of open countryside within the rural hamlet of Lower Hordley, near Ellesmere.



01691 622602

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Ellesmere (4 miles), Baschurch (6 miles), Oswestry (9 miles), Shrewsbury (14 miles)

All distances approximate

- **Comprehensively Renovated**
- **Charming Country Cottage**
- **Ample Driveway Parking**
- **Generous Gardens**
- **Open Outlook over Countryside**
- **Rural Hamlet Convenient for Ellesmere**

DESCRIPTION

2 Sycamore Cottages occupies a delightfully peaceful position within the rural hamlet of Lower Hordley, which nestles against a backdrop of open farmland within the much-noted north Shropshire countryside and provides immediate access to a network of quiet country lanes and footpath which make it ideal for those with rambling or cycling interests.

Despite its bucolic setting, the property retains a convenient proximity to the lakeland town of Ellesmere, which lies around 4 miles to the north and boasts a range of day-to-day amenities, including Schools, Supermarket, Medical Facilities, Public Houses, and a range of independent Shops, as well as the town's most famous landmark, The Mere. Further afield is the village of Baschurch, the market town of Oswestry, and the county centre town of Shrewsbury, which, between them, enjoy a more comprehensive array of facilities, including cultural and artistic attractions.

2 Sycamore View is a two-bedroom semi-detached period country cottage which has been subject to a comprehensive range of improvement works and which now boasts around 850 sq ft of carefully modernised and stylishly presented living accommodation situated across three floors. The ground floor plays host to a Living Room and Kitchen, both of which retain a range of period features and complemented by two generously proportioned Bedrooms to the upper floors, these served by a well appointed family Bathroom featuring both a bath and a walk-in shower.

The property is approached onto a gravelled driveway which provides ample parking for a number of vehicles, this flanked to one side by particularly notable gardens which are far larger than might be anticipated for a property of this style and which have been lovingly maintained to feature areas of lawn which meander through well-stocked floral beds. The property benefits from an open south-westerly aspect over open farmland.

THE ACCOMMODATION COMPRISES

- Ground Floor -
- Entrance Porch:
- Living Room: 3.57m x 5.32m
- Kitchen: 4.05m x 2.39m
- Rear Porch:
- Upper Floors -
- Bedroom One: 4.52m x 3.57m
- Bathroom:
- Bathroom Two: 3.57m x 4.29m

TERMS

The property will be offered on an APT, with longer tenants 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.

SERVICES

The property is served by mains water and electric. Drainage is to a private system and heating is provided by an oil-fired boiler.

LOCAL AUTHORITY

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

COUNCIL TAX

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

VIEWINGS

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

