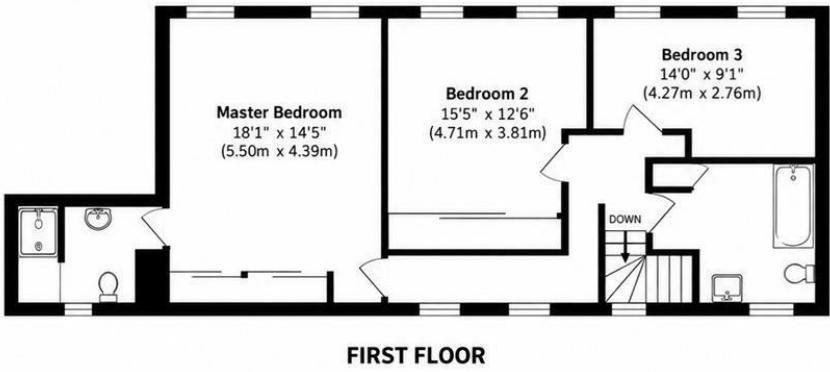
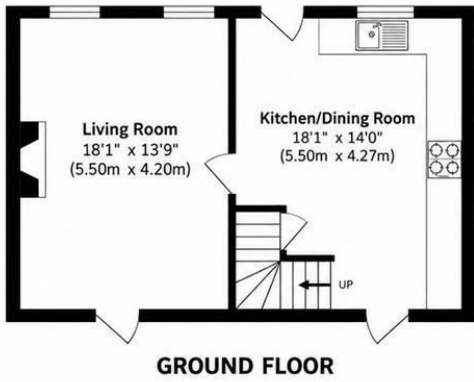


TO LET

Woodside, Hardwick, Ellesmere, Shropshire, SY12 9HG



GROUND FLOOR: 495 sq.ft. (46.0 sq.m.) approx.
FIRST FLOOR: 854 sq.ft. (79.3 sq.m.) approx.
TOTAL FLOOR AREA: 1349 sq.ft. (125.3 sq.m.) approx.
For identification only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Ref: A13947

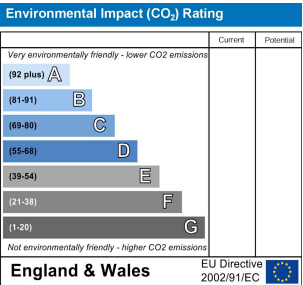
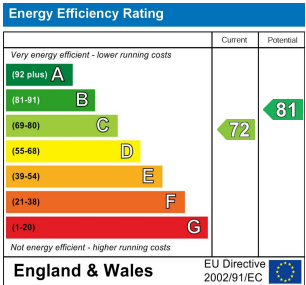


TO LET

£1,500 Per Calendar Month

Woodside, Hardwick, Ellesmere, Shropshire, SY12 9HG

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 immaculately presented and particularly charming three-bedroom barn conversion situated within the grounds of the noted Hardwick Hall Estate, near Ellesmere; boasting allocated parking, generous and attractive rear gardens, and excellent countryside views whilst retaining convenient access to local amenities.



01691 622602

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



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Ellesmere (2 miles), Oswestry (8 miles), Shrewsbury (19 miles), Chester (29 miles)

All distances approximate.

- Barn Conversion
- Impeccably Presented
- Master with En-Suite
- Ample Parking
- Within Hardwick Hall Estate
- Attractive Gardens

DESCRIPTION

Located within the grounds of the renowned Hardwick Hall Estate, a Georgian Grade II* listed country residence originally built in 1720 and enjoying a delightful position within the north Shropshire landscape yet within easy reach of the Lakeland town of Ellesmere, which features a range of amenities, including Supermarkets, Public Houses, Restaurants, Doctors Surgery, and a selection of independent shops, whilst also being well placed for access to the larger centres of Chester, Shrewsbury, and Wrexham.

Internally, the property boasts well-designed living accomodation presented to a very high standard and comprising a Kitchen/Breakfast Room, Living Room, three Bedrooms (one enjoying an En-Suite), and a family Bathroom.

Externally, Woodside is complimented by generous rear gardens which include an attractive paved patio area offering an ideal space for outdoor dining and entertaining, along with an area of lawn bordered by established floral borders. To the front of the property is a gravelled courtyard offering space for the parking of two vehicles. Hardwick Hall Estate offers equestrian facilities and excellent countryside walks, as well as containing Frankton Cricket Club within its grounds.

SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Moreton Hall.

DIRECTIONS

Leave Ellesmere to the south-west via the A495 in the direction of Oswestry. Around 0.8 miles after crossing the roundabout, the entrance to Hardwick Hall will be positioned on the right. Proceed up the driveway and turn right into the courtyard, where Woodside is located on the north-eastern corner.

W3W

///woof.reclining.regard

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 APT with longer term tenants preferred.

Pets to be declared prior to viewing.

FURTHER CHARGES

Further to the pure rent, £135pcm will be due to cover the cost of the biomass heating, with a further £15pcm due to cover the cost of foul-water drainage.

SERVICES

We understand that the property is served by mains water and electric. Drainage is to a private system and the central heating is via a Biomass system,.

COUNCIL TAX

The property is shown as being within council tax band E 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.

