



Monthly Rental Of £1,300

Bougheys Barn, Welshampton, Ellesmere, SY12 0PG

 4 Bedrooms

 3 Bathrooms

Bougheys Barn, Welshampton, Ellesmere, SY12 0PG



General Remarks

Spacious four-bedroom barn conversion
Good sized enclosed garden, off road parking and
detached garage
Popular village location close to market town of
Ellesmere
Oil central heating
EPC Rating 86|B Council Tax Band 'E'
Holding Deposit £300 Deposit £1,500

Four-bedroom barn conversion located in the popular village of Welshampton a short distance away from the market towns of Ellesmere, Whitchurch and Wem, offering a range of local amenities. The property offers spacious living accommodation with underfloor heating to the ground floor and exposed timber beams throughout. Benefiting from off road parking, good sized garden and detached single garage.

Location: The property is situated within the popular village of Welshampton close to the market towns of Ellesmere, Whitchurch and Wem which offer a large range of amenities and recreational facilities. It is also ideally situated for access to the larger centres of Wrexham, Chester, Oswestry, and Shrewsbury as well as the motorway network beyond. The area is well served for excellent state and public schools, including Welshampton C of E primary school. Rail links are available at the nearby villages of Wem and Gobowen and the town of Whitchurch.

Accommodation

Entrance Hallway: Glazed timber door, tile flooring, spot lighting to ceiling. Walk-in storage cupboard housing oil boiler.

Cloakroom: Pedestal wash hand basin with tile splash, low level w.c., tiled flooring, partly tiled walls, spot lighting to ceiling.

Boot Room: 7' 10" x 6' 6" (2.40m x 1.98m) Timber glazed entrance door, tile flooring, spotlights to ceiling.

Lounge: 21' 7" x 14' 8" (6.59m x 4.47m) Exposed timber beams, matching wall lights, spotlights to ceiling, glazed doors to patio area.

Kitchen/Diner: 18' 4" x 14' 8" (5.58m x 4.48m) Range of fitted wall cabinets with matching base units with granite worktop surface and splash above. Built-in corner larder cupboard. Cooker range with splash and cooker hood above, 1.5. sink and drainer, space for refrigerator/freezer, built-in dishwasher, tiled flooring, spotlights to ceiling, exposed timber beams. Double doors leading to outside.

Stairs to First Floor Landing Area: Radiator, sky light, matching wall lights, exposed timber beams.

Bedroom 1: 15' 1" x 12' 8" (4.60m x 3.85m) Exposed timber beams, radiator.

Fully Tiled Wet Room: Low level w.c., vanity wash hand base unit with mirror above, shower off mains, stainless steel heated towel rail, shaver point.

Bedroom 2: 17' 11" x 15' 6" (5.47m x 4.73m) Exposed timber beams, sky lights to ceiling, radiator.

Ensuite: Low level w.c., pedestal wash hand basin, shower off mains, stainless steel heated towel rail.

Bedroom 3: 10' 4" x 8' 10" (3.14m x 2.68m) Exposed timber beams, sky lights to ceiling, radiator.

Bedroom 4: 9' 2" x 8' 9" (2.80m x 2.67m) Exposed timber beams, radiator.

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Fully Tiled Bathroom: Low level w.c., vanity sink unit, free standing bath with shower attachment, shower unit with glazed shower screen, stainless steel heated towel rail, shaver point.

Outside: The property stands in good sized enclosed gardens which are mainly laid to lawn with a good-sized patio area. **Garage:** Electric up and over door, electric laid on.

Directions: From Ellesmere head south on the A528 towards Shrewsbury. Proceed past the Mere taking the next left signposted for Whitchurch (A495). Continue for approximately 4 miles until entering the village of Welshampton, turn left after the school into Stocks Lane, continue for a short distance taking the first left and continue for a short distance and the

property will be identified on the left hand side by the agents to let board.

Tenure: We are informed the property is freehold.

EPC Rating 86|B Council Tax Band 'E'

Holding Deposit £300.00 Deposit £1,500.00

Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

Agent Note: The photographs of the property are not current and were taken in 2020.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.