

# BERRYS



## **DANDYFORD FARMHOUSE HORDLEY • NEAR ELLESMERE • SHROPSHIRE • SY12 9BG**

Delightful farmhouse in rural setting  
With views over open countryside  
3 reception rooms • 4 bedrooms • large garden

**TO LET**

**£1,200** per calendar month



**Willow House East, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6LG**

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# DANDYFORD FARMHOUSE • HORDLEY • ELLESMERE • SHROPSHIRE • SY12 9BG

## DESCRIPTION & SITUATION

Dandyford Farmhouse is a substantial period property, set in a rural location with views across open countryside, just 5 miles south of the town of Ellesmere. The farmhouse is set back off the roadway approached over a driveway and offers excellent family accommodation.

The property is close to the Cheshire and the Welsh borders with the county towns of Shrewsbury 14 miles and Chester 24 miles away offering a comprehensive range of schools, shopping and leisure facilities. Independent education is available locally at Ellesmere College, Packwood Haugh or Moreton School for Girls. Primary and secondary education are offered at Ellesmere and Baschurch.

## DIRECTIONS

From Ellesmere proceed south towards Tetchill, passing through the village and on towards Hordley. Pass through Hordley towards Lower Hordley and Dandyford Farmhouse can be found on the left hand side after approximately half a mile.

## ACCOMMODATION

Dandyford Farmhouse offers spacious family accommodation with oil-fired central heating and carpets throughout. The accommodation briefly comprises:

### Ground Floor

Part glazed entrance door to:

<b>Entrance Hall</b>	With staircase leading off and access to the Cellar and:
<b>Cloakroom</b>	With w.c., wash hand basin and shower cubicle.
<b>Drawing Room</b> (5.38m x 3.97m)	With bay window overlooking the front garden, brick fireplace, fitted cupboards to either side of the chimney breast and radiator. Door to rear staircase.
<b>Living Room</b> (4.66m x 4.64m)	With oak floor, fireplace with tiled surround and hearth, arches to either side of chimney breast, window to side and radiator.
<b>Kitchen/Breakfast Room</b> (4.89m x 4.06m)	With Nobel range cooker set in inglenook fireplace, range of fitted base and wall units, bay window overlooking front gardens, quarry tiled floor and stripped beams to ceiling. Door from Kitchen to rear courtyard. Double doors leading to:
<b>Dining Room</b> (4.77m x 4.46m max)	With attractive inglenook fireplace with oak beam over, bricked chimney flue and Charmwood wood burning stove, slate hearth, radiator and central oak beam to ceiling. French doors leading onto the raised seating area at the front. Door leading to:
<b>Utility Room</b> (5.62m x 3.77m)	With fitted wall and base unit, sink, plumbing for washing machine, radiator, quarry tiled floor. Door to rear Courtyard and to side of house.

### First Floor

Staircase rising from entrance hall to open galleried land area leading to:

<b>Bedroom 1</b> (5.39m x 4.58m)	Double aspect room with central beam to ceiling, radiator, en-suite shower room with shower, w.c. and wash hand basin.
<b>Bedroom 2</b> (4.68m x 3.40m)	With oak floor, radiator and central beam to ceiling.
<b>Bedroom 3</b> (4.34m x 2.71m)	With window to the rear and radiator.
<b>Family Bathroom</b> (3.03m x 2.76m)	With, panelled bath, w.c., wash hand basin, pull cord light switch, radiator and fitted cupboard housing hot water cylinder.
<b>Bedroom 4</b> (4.81m x 4.24m)	With attractive open fireplace, window to front and side, radiator and door leading to dressing/storage room (5.71m x 1.83m).

## Outside

Rear door from Kitchen to courtyard area with outbuilding housing oil fired central heating boiler and enclosed lawn area beyond the courtyard. Dandyford Farm benefits from an attractive south-facing garden bordered by a Ha Ha wall with lawned areas to the front and side. To the rear of the property there is an additional garden area suitable for growing vegetables. Ample parking is available to the side of the property with an open carport for parking/storage.

## SERVICES

The property benefits from mains water and electricity. Drainage is to a private system for which the landlord is responsible for emptying.

## COUNCIL TAX

Shropshire Council Band E, amount payable 2011/12 £1,780.87p.

## TENANCY

The property is available on an Assured Shorthold Tenancy Agreement, the term of which is to be agreed.

The tenant will be responsible for the costs of processing the application and referencing in the sum of £190 inclusive of VAT.

## RENT

£1,200 per calendar month.

## DEPOSIT

£2,400 to be held by the Deposit Protection Service.

## VIEWING

By appointment with the agents Berrys, tel: 01743 271697, email: shrewsbury@berrys.com

