



Helping *you* move



## 1 and 2 Fishermans Cottages, Black Park, Whitchurch, SY13 4JP

ATTENTION CASH BUYERS! A rare opportunity to purchase two detached cottages, one of which is currently a holiday let, situated in a lovely rural location with ample parking space for several vehicles.

Offers In the Region  
**£350,000**

# 1 and 2 Fishermans Cottages, Blakemere, Whitchurch, SY13 4JP

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## Overview

- Two Charming Cottages- (One Bedroom and Two Bedroom)
- 1 Fishermans Cottage is a Holiday Let/Temporary Accommodation
- 2 Fishermans Cottage is a Permanent Residence
- CASH BUYERS ONLY
- Full of Character
- Lovely Rural Location
- Ample Parking Space



***“ATTENTION CASH BUYERS! This is a unique opportunity to purchase two charming cottages, one of which is a holiday let/temporary accommodation but we are advised that a change of use could be applied for if desired, subject to the necessary local authority consent. Situated in a lovely rural location yet just one and a half miles from the centre of the market town of Whitchurch, both properties are full of character and Number 1 comprises: Lounge, Kitchen, Bedroom and Shower Room. Number 2 has a Kitchen/Diner, Lounge, Two Bedrooms, one of which could be used as another reception room if preferred and a Shower Room. Electric gates open onto a spacious driveway which provides ample off road parking and there is a courtyard area between the two cottages. The properties also benefit from security lighting.”***

## LOCATION

Situated in a lovely rural location close to the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



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## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

## LOCAL AUTHORITY

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## SERVICES

We are advised that there is mains electricity and water. Oil central heating. Shared private drainage. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

## PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.



## VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## ENERGY PERFORMANCE

The full energy performance certificate (EPC) is available for this property upon request.

## HOW TO FIND THIS PROPERTY

At the town's traffic lights travel into Talbot Street and continue past the tyre company on the left hand side you will reach Black Park Road, continue on past Whitchurch Alport Football club ground and proceed for approximately 1 mile where the properties can be found on the right hand side.

## AML REGULATIONS

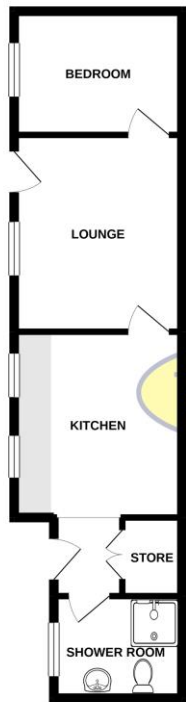
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

## METHOD OF SALE

For Sale by Private Treaty.

WH20976 05082021140101092216112022

GROUND FLOOR



Barbers

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 Metrepx 0.0021

## 1 FISHERMANS COTTAGE

### KITCHEN

11' 5" x 10' 4" (3.48m x 3.15m)

### LOUNGE

12' 1" x 10' 4" (3.68m x 3.15m)

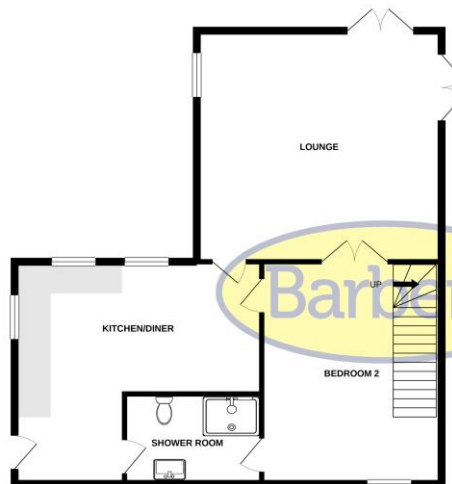
### BEDROOM

10' 4" x 7' 7" (3.15m x 2.31m)

### SHOWER ROOM

7' 9" x 6' 3" (2.36m x 1.91m)

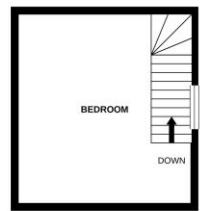
GROUND FLOOR



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1ST FLOOR



## 2 FISHERMANS COTTAGE

### KITCHEN/DINER

18' 7" x 16' 9" (5.66m x 5.11m) max

### LOUNGE

18' 5" x 17' 4" (5.61m x 5.28m)

### SITTING ROOM/BEDROOM

16' 8" x 13' 6" (5.08m x 4.11m)

### SHOWER ROOM

10' 4" x 6' 9" (3.15m x 2.06m)

### BEDROOM

14' 9" x 13' 4" (4.5m x 4.06m)

### UTILITY ROOM

8' 4" x 3' 2" (2.54m x 0.97m)

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

**BRANCH NAME**

**Branch Address | Tel: 01948 667272**

**Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)**



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.