



Crossing Cottage, Black Park, Whitchurch, SY13 4JP

Helping *you* move





A fantastic four bedroom detached country house situated just over a mile from Whitchurch town centre and with generous gardens and lovely countryside views.

- Detached Country House
- Four Double Bedrooms
- Lovely Rural Location
- Countryside Views
- Generous Gardens
- Ample Parking
- Large Detached Garage
- Two En Suites , Family Bathroom



This is a great opportunity to purchase a well presented four bedroom detached country house set on a spacious plot, situated in a lovely rural location with far reaching views across the Shropshire countryside, yet just over a mile from the centre of Whitchurch. The property benefits from off road parking as well as a large detached garage and there are beautifully maintained gardens mainly laid to lawn with a paved patio and a wide variety of mature shrubs, plants and trees. The generous accommodation has been extended by the current owner and ground floor includes an impressive Dining Hall with bi-folding doors, Cloakroom with WC, Lounge with log burner, Kitchen/Diner and Utility Room. The first floor boasts Four Double Bedrooms, two of which have an En Suite and there is also a Family Bathroom. This wonderful property has so much to offer and viewing is highly recommended.





LOCATION

Situated in a rural location close to a railway line just over a mile from the centre of the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four 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 pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity and water are available. Private drainage. Central heating via ground source heat pump. 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.

DIRECTIONS

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

LOCAL AUTHORITY

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

VIEWING ARRANGEMENTS

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

ENERGY PERFORMANCE

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

METHOD OF SALE

For sale by Private Treaty.

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.

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.

WH3099620052022



DINING HALL

16' 3" x 14' 9" (4.95m x 4.5m)

LOUNGE

20' 8" x 15' 9" (6.3m x 4.8m)

KITCHEN/DINER

21' 1" x 10' 5" (6.43m x 3.18m)

UTILITY ROOM

5' 8" x 7' 7" (1.73m x 2.31m)

BEDROOM ONE

16' 1" x 8' 5" (4.9m x 2.57m)

BEDROOM TWO

12' 1" x 11' 9" (3.68m x 3.58m)

BEDROOM THREE

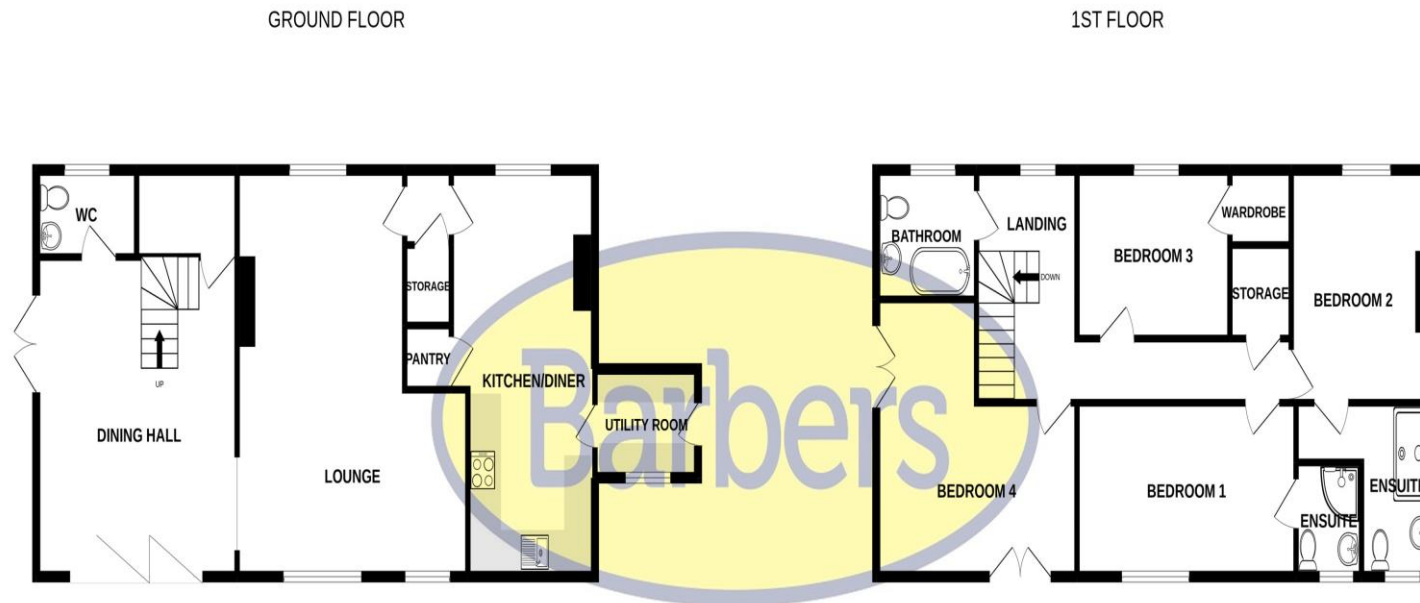
8' 8" x 11' 5" (2.64m x 3.48m)

BEDROOM FOUR

16' 3" x 13' 7" (4.95m x 4.14m)

BATHROOM

6' 1" x 7' 4" (1.85m x 2.24m)



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.
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WHITCHURCH
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