



High Bank, Shrewsbury Road, Prees, SY13 2EY

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Offers In Region Of £795,000



An impressive five bedroom detached property, having a range of stables and outbuildings and standing on a large plot of just under 7 acres with superb open views over the surrounding fields and countryside.

- Impressive Detached House
- Five Bedrooms
- Superb Views Over the Surrounding Countryside
- Large Plot Extending to just under 7 Acres
- Extensive Gardens, Field and Paddock
- Range of Outbuildings
- Open Plan Kitchen/Family Room
- Two Reception Rooms



The sale of High Bank provides a rare opportunity to purchase an impressive five bedroom detached property, having a range of stables and outbuildings and standing on a large plot of just under 7 acres with superb open views over the surrounding fields and countryside. It has been improved and extended by the current owners to make it into a wonderfully spacious family home and the ground floor includes a spacious Entrance Hall, generous Lounge with multi fuel burner, Dining Room, superb open plan Kitchen/Family Room with doors onto the garden, Study, Utility Room and Cloakroom with WC. The first floor boasts Five Bedrooms, incorporating four doubles and a single, including the master bedroom with En Suite and there is also a Family Bathroom. Externally, the property is set in an elevated position and is approached over a sweeping drive with tiered garden to the front. Double gates lead into a spacious yard with access to a large detached garage and there are also three stables, one with secure dog run attached. There is an extensive lawned garden with a generous paved patio area and a variety of mature shrubs and trees and the garden is adjoined by a field and separate paddock (the Paddock has previously been used as an all weather riding arena/menage). Viewings are highly recommended to fully appreciate this superb home and everything it has to offer.



LOCATION

The property is situated in the village of Prees which benefits from a convenience store/post office, newsagents, doctors surgery, hairdressers, recreational facilities, train station and a highly regarded primary school. It sits between the market towns of Wem and Whitchurch which both offer a variety of local independent shops, schools, supermarkets and other major retailers. Prees and Whitchurch train stations are 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 easy commuting distance.



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OUTSIDE

The property is approached over a sweeping drive with tiered garden to the front and double gates lead into a spacious yard with access to a large detached garage and there are also three stables, one with secure dog run attached. There is an extensive lawned garden with a generous paved patio area and a variety of mature shrubs and trees and the garden is adjoined by a field and separate paddock. We are advised the paddock was previously an all weather riding arena/menage. Please contact our office for more information

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 water, drainage and electricity are available. Oil fired central heating. 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.

ENERGY PERFORMANCE

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

DIRECTIONS

From Whitchurch take the A49 towards Shrewsbury at the village bypass take the second turning to the right and High Bank will then be found on the left hand side.

LOCAL AUTHORITY

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

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale (in the case of a buyer), directly to Movebutler, and is non-refundable.



LOUNGE

20' 3" x 12' 2" (6.17m x 3.71m)

DINING ROOM

15' 0" x 11' 9" (4.57m x 3.58m)

STUDY

15' 0" x 5' 8" (4.57m x 1.73m)

KITCHEN/FAMILY ROOM

24' 6" x 20' 2" (7.47m x 6.15m) max

UTILITY ROOM

14' 8" x 7' 7" (4.47m x 2.31m)

MASTER BEDROOM

20' 3" x 11' 1" (6.17m x 3.38m)

BEDROOM TWO

20' 2" x 11' 3" (6.15m x 3.43m)

BEDROOM THREE

20' 7" x 9' 8" (6.27m x 2.95m) max

BEDROOM FOUR

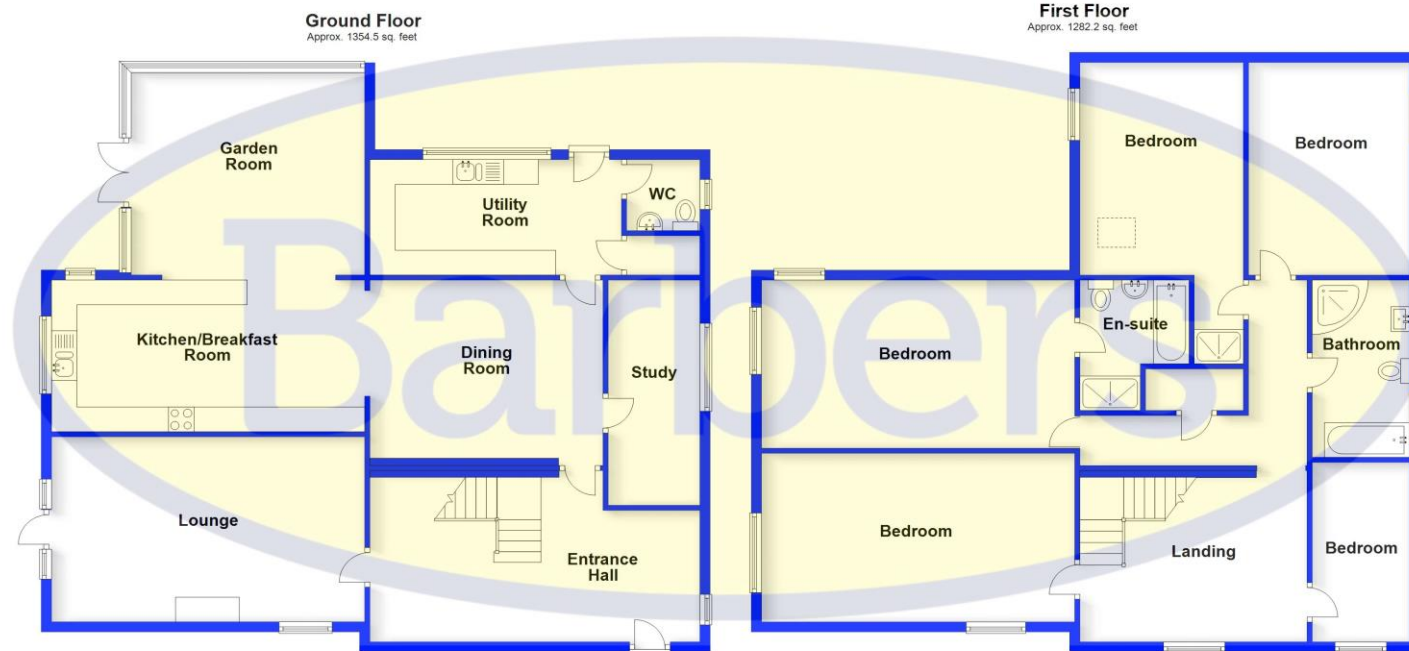
14' 2" x 9' 8" (4.32m x 2.95m)

BEDROOM FIVE

12' 0" x 6' 3" (3.66m x 1.91m)

GARAGE

38' 4" x 19' 6" (11.68m x 5.94m)



Total area: approx. 2636.7 sq. feet

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



WHITCHURCH
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