

**“Deepdale”, 3 Canalside,
Moss Lane, Whixall
SY13 2PQ**

A good sized, detached bungalow with approx. 4.5 acres of flat land positioned in a stunning, unique location close to the National Nature Reserve of Whixall Moss and sitting alongside the Shropshire Union canal



- 3 bedrooms – 1 ensuite
- Garage and parking for several vehicles
- Kitchen/dining room
- Conservatory
- STUNNING UNIQUE RURAL LOCATION
- 4.5 acres of flat land (approx.)

**Offers around
£465,000**

The Property

"Deepdale" is a good sized 3 bedroom bungalow in a stunningly beautiful and unique location sitting next to Whixall Moss National Nature Reserve and alongside the Shropshire Union canal (Llangollen branch).

The property is entered through a solid wood entrance doorway with glazed side panel to the front of the property which leads into the L shaped hallway

The main reception living room lies to the left of the hallway at the front of the property with wood effect laminate flooring and double woodburning stove with tiled and wooden surround and granite hearth. A large picture window overlooks the Shropshire Union Canal. Double sliding uPvc door lead from here into the conservatory with carpeted flooring, radiator and doors leading to the rear.



The lovely sized kitchen/dining room sits adjacent to the living room having pine effect wall and base units,

contrasting worktop over, single drainer sink with mixer tap, space for freestanding cooker with extract hood over, integrated fridge freezer, tiled walls and flooring. Windows to two sides making the space light and bright. The kitchen also benefits from a useful utility space with fitted countertop.



Bedroom 1 is a double room at the front of the property having two useful separate fitted wardrobes and window to the front. A lovely ensuite bathroom lies to one side with four piece white suite comprising quadrant shower cubicle, bath, sink and WC. Window to the rear.





Bedroom 2 at the rear of the property has a double louvre door fitted wardrobe to one corner and window to the rear



Bedroom 3 which is a good sized single room again with fitted double wardrobe overlooking the rear.

At the end of the hallway is the shower room with shower cubicle, sink and WC. Frosted window to the side.



Outside

“Deepdale” is situated in a very beautiful and unique rural location on the edge of Whixall Moss - a National Nature Reserve and site of special scientific interest and alongside the Shropshire Union canal.

Front Garden

The front and side gardens of the property are laid mainly to lawn planted with a variety of shrubs and conifers enclosed by low level larch lap fencing and a timber gated driveway.



A timber pergola provides shade over a fish pond set within a concreted patio.



There are numerous outbuildings built of a variety of materials which can be used for a number of purposes including animal husbandry.



The property sits to one corner of approximately 4.5 acres of flat land which is divided into several smaller paddocks with low level hedging and post and wire fencing.



Garage

Single integral garage at the end of a concrete driveway with up and over door.

Directions

The property is situated off Moss Lane in the rural village of Whixall which can be found brown signposted "Fenns, Whixall and Bettisfield Mosses – NNR" from the B5476 Post Office Lane which leads into Rack Lane. At the T-junction at the end of Rack Lane take a right turn past Ladywell Farm. Take a left turn into Moss Lane (brown signposted Morris's Bridge NNR Car Park). The property is found directly over the canal bridge.

What 3 Words – wagner.wonderful.canal

The Local Area

National Nature Reserve – Whixall Moss

Straddling the English border near Whitchurch in Shropshire and Wrexham in Wales. Whixall Moss is one of the biggest raised peat bogs in Britain having an astonishing variety of wildlife including 18 species of bog moss, 670 species of moth, 166 recorded species of birdlife including breeding curlew making the area of national importance.

Whixall is situated close to Wem and the larger market town of Whitchurch which both provide local shops, schools and amenities. There are excellent doctors, dentists and schools within the towns as well as various supermarkets and a good selection of pubs and eateries.

The larger towns of Shrewsbury, Telford and Chester are within easy driving distance, and there are rail links directly from Wem or Whitchurch stations to Crewe and Manchester to the north, and Birmingham and London to the south.

Council Tax Band

D

Local Authority

Shropshire Council

Services

Mains water, septic tank drainage, electricity, and oil fired central heating.

Viewing

Strictly by appointment with Harfitts

Tenure

We understand the property is Freehold, although purchasers are advised to confirm details with their solicitor

All measurements are approximate and are for identification purposes only

EPC

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VALUATIONS

For a free no obligation valuation of your own property please call us on 01939 232775

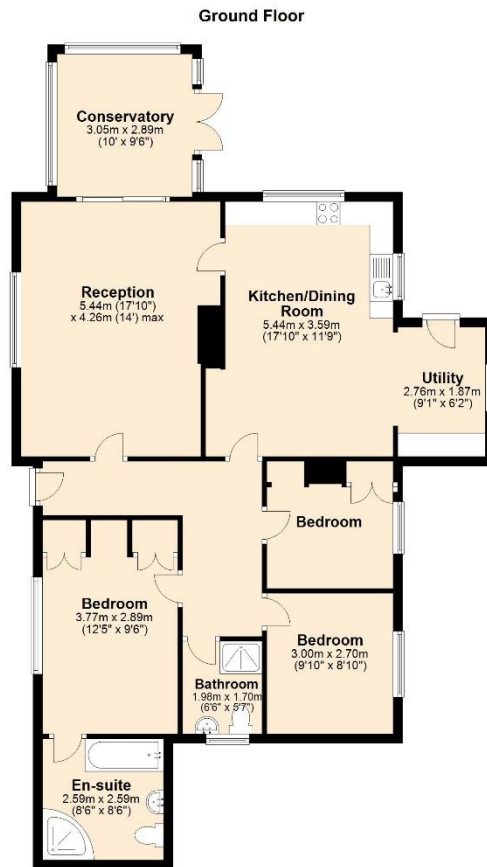
MORTGAGE ADVICE

We can put you in contact with expert independent financial advisors, please ask for details

SURVEYS

Please ask us for details of local surveyors

Floorplan



Artist's impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Agent's Notes

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