



Moss House, Whixall, SY13 2PG

Helping *you* move



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Offers In Region Of £675,000



Situated in an idyllic rural location in the heart of the North Shropshire countryside, Moss House is a charming detached country cottage with equestrian facilities, set on a large plot of just under 4.5 acres in total including mature gardens, three paddocks, manege and a range of outbuildings and stables.

- Detached Country House
- Four Bedrooms
- Idyllic Rural Location
- Large Plot Approximately 4.5 Acres

- Three Paddocks and Manege
- Range of Outbuildings and Stables
- Established Gardens
- EPC D, Council Tax Band E



Situated in an idyllic rural location in the heart of the North Shropshire countryside, Moss House is a charming detached country cottage with equestrian facilities, set on a large plot of just under 4.5 acres in total including mature gardens, three paddocks, manege and a range of outbuildings and stables. It provides great size accommodation with the ground floor comprising Reception Hall with inglenook fireplace, Lounge with multi-fuel burner, Snug, Kitchen, Boot Room, Conservatory and Cloakroom. To the first floor are Four Bedrooms including the Master Bedroom with Dressing Area and En Suite Shower Room and a Family Bathroom. Set off a quiet lane, the property is approached over a long driveway with ample parking space for several vehicles. Established gardens sweep around the property and there is also a large pond and woodland. The versatile outbuildings include a detached stable block with three stables, store room with an additional two stables, brick outbuilding with tack room and workshop, two storey double garage, wood/coal store, four field shelters and a hay barn currently split into three sections.



LOCATION

The property is located in a lovely rural area in the village of Whixall which has a renowned nursery and primary school. It is approximately 5 miles from the market towns of Whitchurch and Wem, both offering a variety of local independent shops, schools, supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Shrewsbury, Telford, Wrexham, Chester and Crewe are all within approximately 14 to 26 miles.



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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. 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.

DIRECTIONS

From Whitchurch proceed towards Whixall via Alkington Road, leading through Alkington then into Whixall. At the crossroads take the right hand turn into Platt Lane, continue on over the canal bridge and shortly after take the left hand turn. Continue on past a row of semi-detached houses and take the next left hand turn where the property can be found after a short distance on the left hand side.

LOCAL AUTHORITY

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

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

VIEWING

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

METHOD OF SALE

For sale by Private Treaty.

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.

AGENTS NOTE

Please note there is a wayleave agreement dated 19th December 1955 which relates to the erection, maintenance and repair of electrical equipment. This will be confirmed by the vendor's solicitor during the pre-contract enquiries.

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RECEPTION HALL

12' 1" x 12' 0" (3.68m x 3.66m) max

LOUNGE

19' 3" x 12' 0" (5.87m x 3.66m)

SNUG

12' 1" x 9' 1" (3.68m x 2.77m) max

KITCHEN

22' 8" x 9' 4" (6.91m x 2.84m)

CONSERVATORY

17' 4" x 11' 3" (5.28m x 3.43m)

BOOT ROOM

9' 0" x 8' 9" (2.74m x 2.67m)

BEDROOM ONE

12' 6" x 11' 6" (3.81m x 3.51m) max

DRESSING AREA

6' 7" x 6' 6" (2.01m x 1.98m)

EN SUITE

9' 3" x 5' 4" (2.82m x 1.63m)

BEDROOM TWO

10' 2" x 8' 6" (3.1m x 2.59m) min

BEDROOM THREE

12' 3" x 7' 5" (3.73m x 2.26m)

BEDROOM FOUR

12' 7" x 9' 4" (3.84m x 2.84m) max

BATHROOM

9' 6" x 7' 2" (2.9m x 2.18m) max

OUTBUILDINGS:

DOUBLE GARAGE

20' 0" x 15' 9" (6.1m x 4.8m)

STORE ROOM

17' 5" x 11' 2" (5.31m x 3.4m)

STABLE BLOCK:

STABLE ONE

13' 5" x 11' 0" (4.09m x 3.35m)

STABLE TWO

11' 5" x 11' 4" (3.48m x 3.45m)

STORE ROOM WITH TWO STABLES

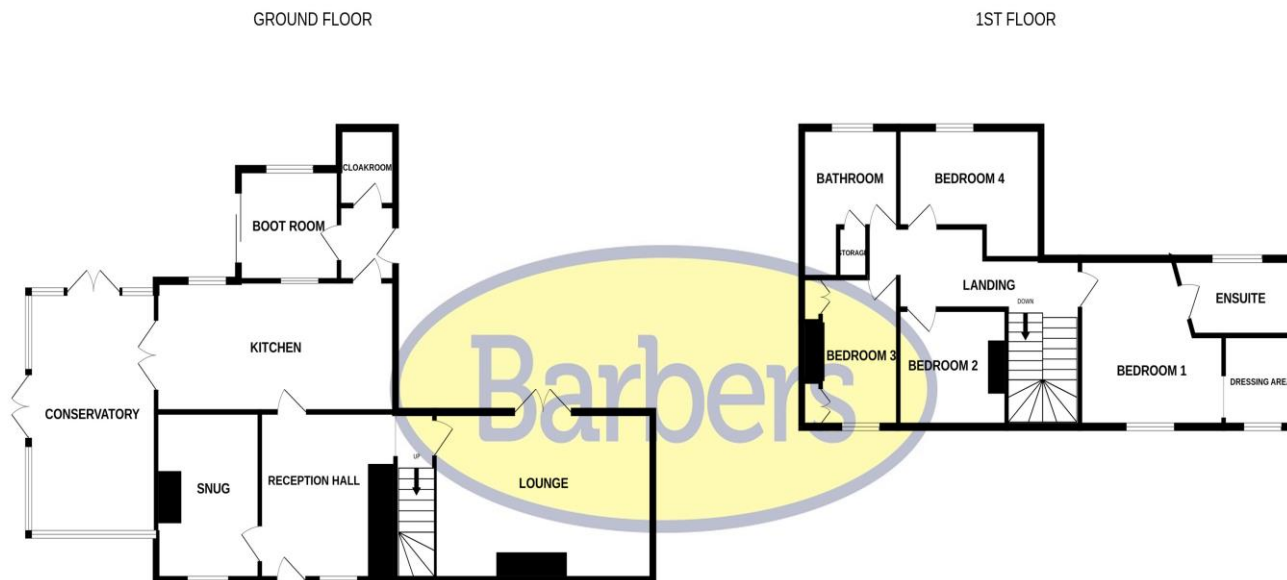
19' 2" x 17' 8" (5.84m x 5.38m)

BRICK OUTBUILDING

32' 2" x 10' 8" (9.8m x 3.25m)

WOOD/COAL STORE

16' 1" x 10' 5" (4.9m x 3.18m)



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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