



Bollandsfield, Tarporley Road, Whitchurch, SY13 1LW

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Offers In Region Of £600,000



A truly impressive four bedroom detached house situated in a most sought after area of Whitchurch with wonderful countryside views to the rear.

It has been renovated by the current owners to make it into a wonderful home with an abundance of character and charm.

- **Impressive Detached House with Countryside Views**
- **Four Bedrooms (Three Doubles), Two Bathrooms**
- **Sought After Area of Whitchurch**
- **Large Rear Garden**
- **Substantial Driveway**
- **Two Single Garages**
- **With a Wealth of Character Features**
- **EPC F, Council Tax Band F**



This is a great opportunity to purchase a truly impressive four bedroom detached house situated in a most sought after area of Whitchurch within walking distance of the town centre and with superb countryside views to the rear. It has been renovated by the current owners to make it into a wonderful home with an abundance of character and charm. The accommodation is very spacious with the ground floor comprising Entrance Hall, generous Lounge with bay window and feature fireplace, Sitting Room, Conservatory, two WC's, fabulous Kitchen opening into a superb Family Room with log burner and there is also a separate Utility Room. To the first floor is a very spacious landing currently being used as workspace/study area but with potential to be converted to an additional bedroom, Four Bedrooms incorporating three doubles and a single, Bathroom, Shower Room, useful Storage/Dressing Room and an additional WC. Outside, the property is approached over a substantial driveway providing ample parking space for multiple vehicles and there are also two single garages. To the rear is a large rear garden mainly laid to lawn with a paved patio area and fantastic views over the surrounding fields and towards Hill Valley Golf Course.



LOCATION

Situated in the historic North Shropshire 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 nearby which offers great recreational facilities. 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 Chester, Shrewsbury, Telford, Wrexham and Crewe are all within approximately 16 to 22 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 water, drainage, gas and electricity are available. 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 our office proceed up High Street onto Church Street and take the second exit on the roundabout onto Bargates. At the next roundabout take the first exit and the second exit at the next roundabout on to Tarporley Road. The property can be found after a short distance on the right hand side.

LOCAL AUTHORITY

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

VIEWING

Please ring us on 01948 667 272 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

We are advised that a tree in the rear garden is subject to a Tree Preservation Order. This will be confirmed by the vendor's solicitor during the pre-contract enquiries.

WH33267 161023



LOUNGE
18' 5" x 17' 6" (5.61m x 5.33m)
max

SITTING ROOM
16' 0" x 13' 9" (4.88m x 4.19m)

CONSERVATORY
22' 9" x 9' 3" (6.93m x 2.82m)

KITCHEN
14' 3" x 12' 0" (4.34m x 3.66m)

FAMILY ROOM
19' 9" x 12' 4" (6.02m x 3.76m)
max

UTILITY ROOM
10' 6" x 10' 1" (3.2m x 3.07m)

MASTER BEDROOM
16' 6" x 12' 8" (5.03m x 3.86m)
max

BEDROOM TWO
14' 1" x 12' 8" (4.29m x 3.86m)

BEDROOM THREE
12' 7" x 11' 3" (3.84m x 3.43m)

BEDROOM FOUR
12' 6" x 9' 9" (3.81m x 2.97m)

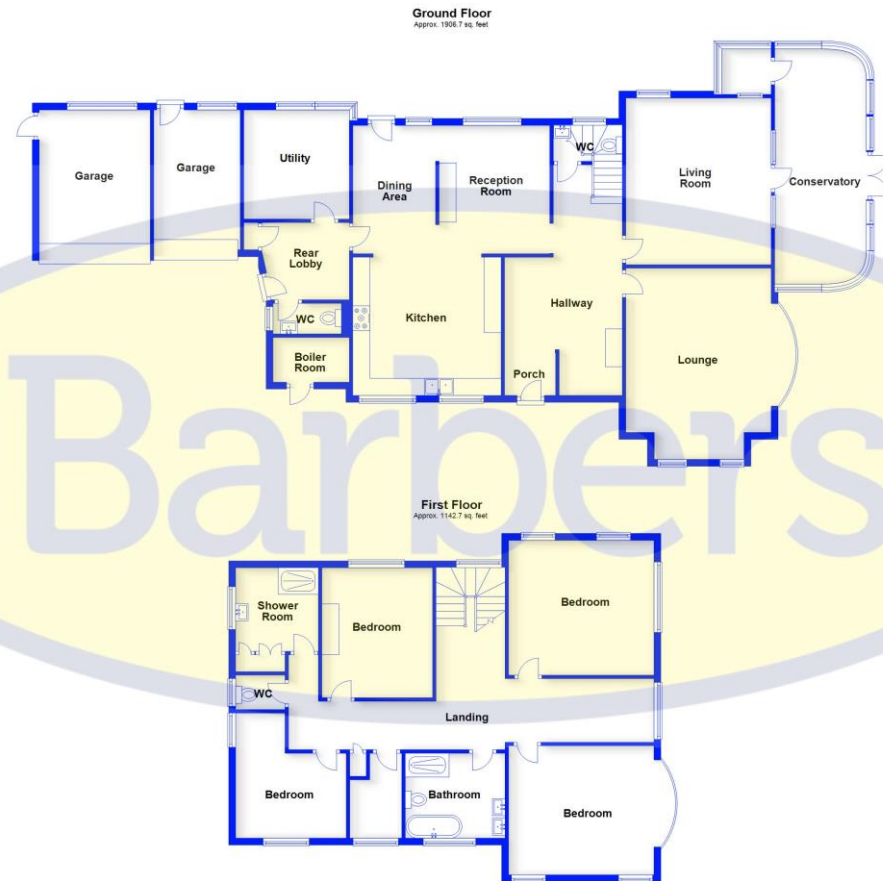
FAMILY BATHROOM
10' 6" x 8' 2" (3.2m x 2.49m)

SHOWER ROOM
7' 9" x 6' 9" (2.36m x 2.06m)

DRESSING ROOM
8' 5" x 5' 1" (2.57m x 1.55m)

GARAGE ONE
13' 8" x 8' 3" (4.17m x 2.51m)

GARAGE TWO
19' 5" x 10' 7" (5.92m x 3.23m)



Total area: approx. 3049.4 sq. feet

Plan produced by www.firststepproperties.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 Planity.



WHITCHURCH
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