

Barbers

1 Field Cottages, Alkington, Whitchurch, SY13 3NE

Helping *you* move





A charming semi-detached country property with a self-contained one bed annexe, set in in a peaceful rural location with approximately 2 acres of grounds with a range of outbuildings, gardens with fruit trees and organic vegetable plot.

- Charming Semi-Detached Property
- With a self-contained one bedroom annexe
- Set in approximately 2 acres of grounds
- Four Double Bedrooms
- Established bio-diverse gardens
- Large timber pergola and Polytunnel
- Peaceful rural location yet within easy access of town
- EPC D, Annexe EPC- C, Council Tax Band D



Nestled in a peaceful rural location, this welcoming semi-detached property, dating back to 1890, is full of character and charm. Set in approximately two acres of grounds, this much-loved family home is ideal for those seeking a peaceful countryside lifestyle while still being within easy reach of local amenities. This property also offers a fantastic opportunity for multi-generational living with the inclusion of a comfortable self-contained one-bedroom annexe. Perfect for extended family members, guests, or as a potential holiday let opportunity, the annexe adds versatility to this charming home. The primary accommodation features a welcoming Entrance Porch and Hall, leading to a cosy Lounge with a feature brick fireplace and double doors that open out onto the beautiful gardens. A versatile Study/Sitting Room provides the perfect space for relaxation or work. The country-style Kitchen/Diner is perfect for family meals, and there's a large Utility Room and Cloakroom for added convenience. On the first floor, you'll find Four Double Bedrooms and a Family Bathroom. The annexe includes a cosy Lounge, fabulous Kitchen/Garden Room which has west facing views, and a Bedroom with En Suite Shower Room.



Externally, the established gardens are a real highlight of 1 Field Cottages. The current owners have created a flourishing bio-diverse garden using permaculture principles. With mature shrubs, plants, and a variety of fruit trees, there's no shortage of colour and interest year-round. A large, enclosed area is currently dedicated to growing a mixture of edible and flowering plants using the no dig method, but a new owner could devote the space to growing cut flowers or simply growing vegetables and fruit to become self-sufficient, there is also large polytunnel to help extend the growing season. Other areas in the extensive gardens provide pleasant spaces in which to enjoy sunsets around a brick firepit, secluded areas ideal for quiet contemplation or more sociable year-round outdoor dining and entertaining under the large timber pergola. There is a generous sized workshop, storage shed and log store area. This property offers a rare opportunity to embrace the best of country living. Whether you are looking for space to grow your own food, raise a family, or simply escape to a peaceful rural haven, this captivating home has so much to offer. The peaceful environment, coupled with the proximity to the local town, ensures that this is a home that truly offers the best of both worlds.



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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. Oil central heating. Air source heating in the annexe. Private drainage via septic tank. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

DIRECTIONS

From the centre of Whitchurch proceed along Alkington Road towards Whixall. After passing under the bypass bridge take an immediate right hand turn and travel a short distance along an unadopted road, turn left and No. 1 Fields Cottage is the second property.

LOCAL AUTHORITY

Council tax band D. 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. Annexe EPC- C. 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

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) per buyer, 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, directly to Movebutler, and is non-refundable.

AGENTS NOTE

Please note there is a public footpath which runs along the boundary of the property. This will be confirmed by solicitors during the pre-contract enquiries.

AGENTS NOTE

There are two electricity poles located on the land at the property and we are advised by the current vendor that they receive an annual rent payment of approximately £24.

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LOUNGE
21' 1" x 13' 3" (6.43m x 4.04m) max

STUDY
11' 0" x 10' 5" (3.35m x 3.18m)

KITCHEN/DINER
16' 8" x 11' 9" (5.08m x 3.58m) max

UTILITY ROOM
17' 1" x 4' 9" (5.21m x 1.45m)

BEDROOM ONE
14' 5" x 11' 0" (4.39m x 3.35m)

BEDROOM TWO
12' 1" x 9' 5" (3.68m x 2.87m)

BEDROOM THREE
13' 0" x 8' 5" (3.96m x 2.57m)

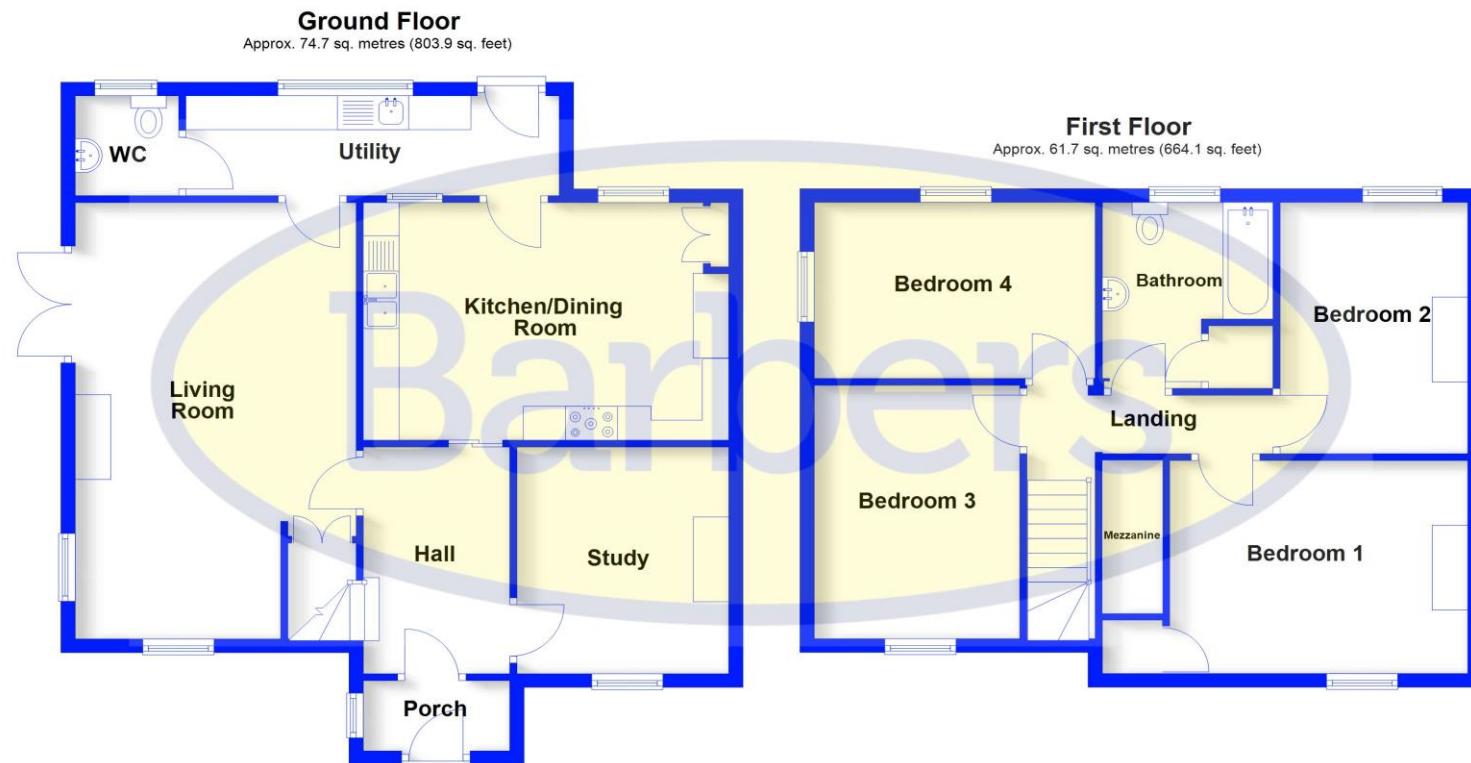
BEDROOM FOUR
12' 1" x 9' 0" (3.68m x 2.74m)

ANNEXE:

LOUNGE
13' 0" x 13' 0" (3.96m x 3.96m)

GARDEN ROOM/KITCHEN
18' 8" x 10' 1" (5.69m x 3.07m)

BEDROOM
16' 3" x 12' 4" (4.95m x 3.76m)



Total area: approx. 136.4 sq. metres (1468.0 sq. feet)

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