



Helping *you* move



6 The Mount, Whitchurch, SY13 1GX

An impressive two bedroom first floor apartment situated in a most sought-after area of Whitchurch, in a historical Grade II listed building. With the added benefit of an enclosed courtyard garden, two allocated parking spaces and visitor parking

£240,000

6 The Mount, Whitchurch, SY13 1GX

Overview

- Impressive and Very Spacious First Floor Apartment
- In a beautiful Grade II Listed historic building
- Full of character and charm
- Sought-after location close to town
- Two Allocated Parking Spaces and Visitor Parking
- Enclosed Courtyard Garden
- Council Tax Band C



Nestled within one of Whitchurch's most sought-after areas, this fabulous two-bedroom first floor apartment forms part of a stunning Grade II listed landmark building, beautifully renovated to an exceptionally high standard in 2005. Bursting with charm and character, the property perfectly blends historic elegance with modern comfort. A useful entrance porch leads into a welcoming hallway and through to the generous lounge, offering an inviting space to relax and unwind. The lovely open-plan kitchen/diner features two impressive sash windows that flood the room with natural light, creating a bright and sociable setting and there is also a separate utility room. There are two well-proportioned double bedrooms, including a master bedroom boasting delightful views towards St Alkmund's Church, as well as its own en-suite shower room. A stylish family bathroom completes the accommodation. Externally, the apartment enjoys the rare advantage of a private courtyard garden, ideal for quiet relaxation, along with two allocated parking spaces and additional visitor parking. This is a truly exceptional home offering character, convenience, and an enviable location - early viewing is highly recommended.

LOCATION

Situated on the Shropshire/Cheshire/Clwyd borders, the vibrant market town of Whitchurch offers a blend of traditional charm and modern convenience. Known for its strong sense of community spirit and historic character, Whitchurch is home to a diverse range of independent shops, four major supermarkets and other well-known national retailers, ensuring residents and visitors alike have everything they need close at hand. Education is well catered for, with both primary and secondary schools in town and the surrounding villages, making it a great choice for families. The town also boasts a recently constructed health centre. There is also a recently constructed leisure complex featuring an inclusive swimming pool and a range of fitness facilities for all. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which also offers great recreational amenities. For those commuting or exploring further afield, Whitchurch railway station is on a direct line between Crewe and Shrewsbury, with convenient connections to major cities including Manchester, London, and Birmingham. The town is also ideally positioned within 16 to 22 miles of larger urban centres such as Chester, Shrewsbury, Telford, Wrexham, and Crewe.



TENURE

We are advised that the property is Leasehold. Lease length 125 years starting from 1st January 2005, lease length remaining 105 years. This will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion

MANAGEMENT COMPANY

We are advised that there is a management company set up and the cost for this is currently £30 per month. This will be confirmed by solicitors during the pre-contract enquiries.

SERVICES

We are advised that mains electricity, water and drainage 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.
<https://checker.ofcom.org.uk/>



LOCAL AUTHORITY

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

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch town centre proceed to the Chester/Tarporley roundabout and The Mount development stands on the left hand side.

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

This property is exempt from having an energy performance certificate as it is Grade II Listed.

METHOD OF SALE

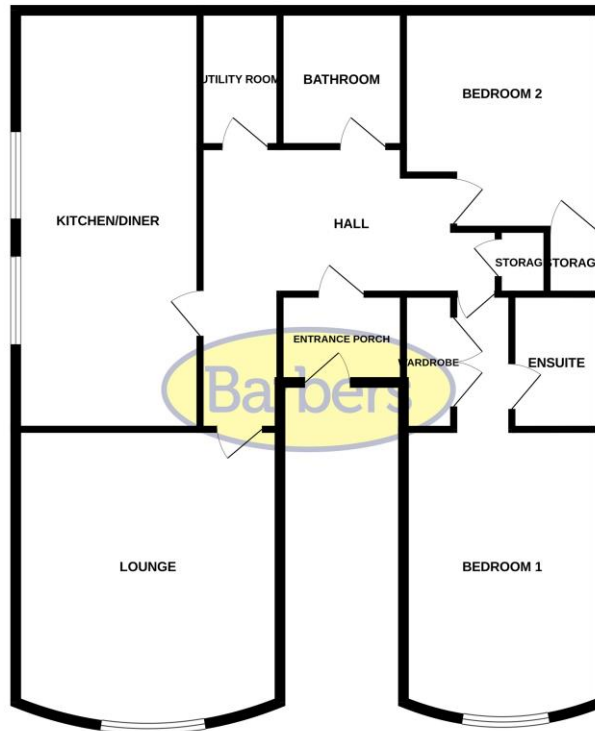
For Sale by Private Treaty.

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.

WH39212 61225

GROUND FLOOR



While 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.
Made with Metropix 12/2025

LOUNGE

15' 5" x 14' 8" (4.7m x 4.47m)

KITCHEN/DINER

23' 3" x 10' 3" (7.09m x 3.12m)

UTILITY ROOM

7' 7" x 4' 2" (2.31m x 1.27m)

BEDROOM ONE

17' 0" x 13' 0" (5.18m x 3.96m) max into bay window

BEDROOM TWO

12' 4" x 12' 0" (3.76m x 3.66m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.