



Yocking Gate Farm, Black Park, Whitchurch, SY13 4JP

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Offers In Region Of £1,200,000



- Substantial double-fronted period residence
- Seven Bedrooms, Five Bathrooms
- Fully renovated to a high standard with original features
- Over 4000 square feet of accommodation

- Includes Well Presented 1 bedroom annexe
- Set in large gardens with 2 paddocks and stable block
- Countryside location on the outskirts of Whitchurch
- Ground Source Heating, EPC C, Council Tax Band



A rare opportunity to acquire a substantial, double-fronted period country residence, beautifully renovated to an exceptional standard by the current owners. Dating back to the 1800s, this stunning family home seamlessly blends historic charm with modern luxury, retaining many original features including exposed beams and latch doors throughout. Set on the outskirts of Whitchurch, the property enjoys a tranquil countryside setting while remaining just a short distance from the town centre. Perfectly suited for extended families or those seeking additional income potential, the sale also includes a self-contained annexe, currently operating as a successful holiday let. Occupying a generous plot of approximately 3 acres in total, the grounds include a paddock, stable block, and established gardens, offering a haven for those seeking space and privacy. The main residence offers over 4,000 sq ft of versatile accommodation. The ground floor comprises a welcoming entrance hall, an elegant lounge with a log burner and bespoke alcove shelving, and a stunning kitchen/dining/family room featuring a central island, marble worktops, and bi-fold doors that open out to the garden. There is also a formal dining



room, utility room, boiler room, study, playroom, and snug, providing ample space for family life and entertaining.

A further highlight is the basement, currently fitted out as a bar and entertainment area, perfect for hosting gatherings or enjoying relaxed evenings at home. Upstairs, there are seven generous double bedrooms, four of which benefit from en suite facilities. The master suite includes a walk-in wardrobe and bi-fold doors leading to a private balcony with beautiful countryside views. A well-appointed family bathroom completes the first floor.

Externally, the property continues to impress with attractive gardens, a covered patio seating area, a double garage, and an attached storage room currently used as an office. The home also benefits from modern ground source heating, ensuring excellent energy efficiency and year-round comfort. This is a truly unique offering, combining character, space, and flexibility in an idyllic rural location.



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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 and electricity are available. Ground source heating. 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.

DIRECTIONS

At the town's traffic lights travel into Talbot Street and continue past the tyre company on the left hand side you will reach Black Park Road, proceed past Whitchurch Alport Football Club ground, continue on and the property can be found after a short distance on the left hand side.

LOCAL AUTHORITY

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 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

AGENTS NOTES

There are two accesses to the property, one of which is by right of way on the neighbouring driveway.

AGENT NOTES

We understand there is an overage on some of the land, details of which are in the process of being obtained. This will be confirmed by solicitors during pre-contract enquiries.

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.

WH30192 23725 051225



UTILITY ROOM
8' 3" x 5' 6" (2.51m x 1.68m)

STUDY
10' 4" x 8' 7" (3.15m x 2.62m)

PLAY ROOM
12' 7" x 8' 6" (3.84m x 2.59m)

SNUG
15' 0" x 9' 4" (4.57m x 2.84m)

LOUNGE
21' 3" x 15' 3" (6.48m x 4.65m)

DINING ROOM
15' 6" x 12' 6" (4.72m x 3.81m)

KITCHEN/DINING/FAMILY ROOM
32' 0" x 17' 6" (9.75m x 5.33m)

MASTER BEDROOM
17' 2" x 16' 7" (5.23m x 5.05m)

EN SUITE
8' 5" x 7' 7" (2.57m x 2.31m)

BEDROOM TWO
15' 7" x 12' 6" (4.75m x 3.81m)

EN SUITE
9' 0" x 6' 3" (2.74m x 1.91m)

BEDROOM THREE
11' 5" x 10' 0" (3.48m x 3.05m)

EN SUITE
9' 2" x 5' 2" (2.79m x 1.57m)

BEDROOM FOUR
13' 7" x 9' 3" (4.14m x 2.82m)

EN SUITE
8' 5" x 4' 6" (2.57m x 1.37m)

BEDROOM FIVE
13' 9" x 9' 5" (4.19m x 2.87m)

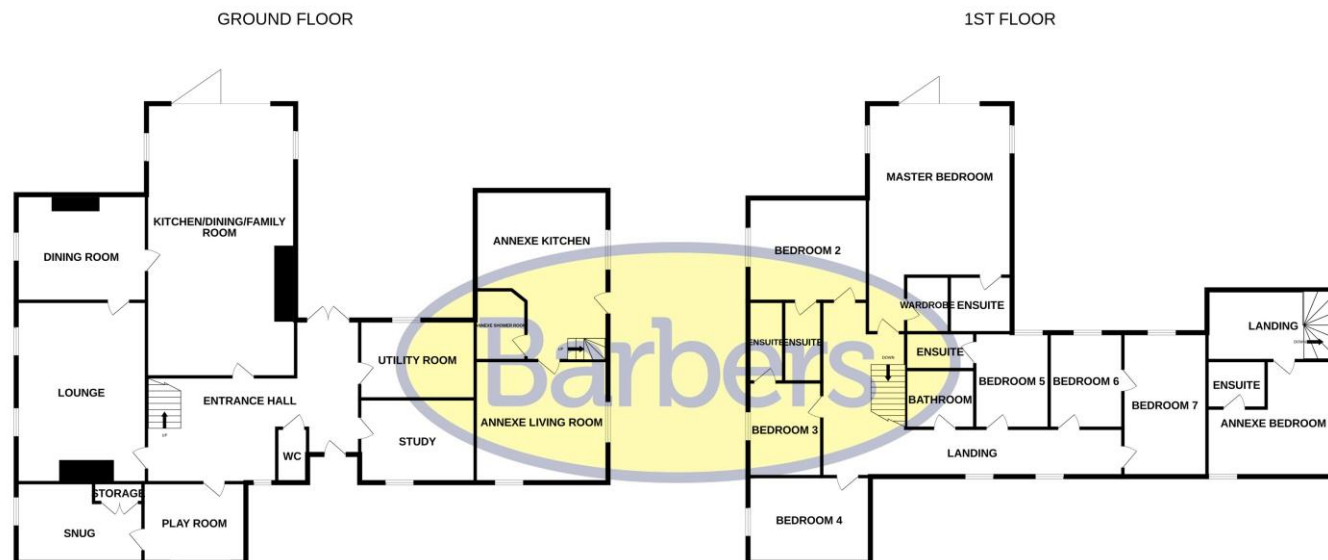
BEDROOM SIX
14' 7" x 9' 5" (4.44m x 2.87m)

BEDROOM SEVEN
17' 6" x 8' 6" (5.33m x 2.59m)

FAMILY BATHROOM
8' 7" x 7' 0" (2.62m x 2.13m)

DOUBLE GARAGE
18' 3" x 16' 6" (5.56m x 5.03m)

OFFICE
16' 6" x 11' 9" (5.03m x 3.58m)



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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