



FOR SALE

Offers in the region of £475,000

Fairview, Broughall,
Whitchurch, Shropshire, SY13 4AE

A charming period detached farmhouse, sitting on a plot approaching 1.5 acres or thereabouts. This three bedroom period property has two reception rooms, two garages, stables and a tractor store/hay store, has excellent parking, gardens and a paddock. Having lovely views to the front and side, this property offers tremendous scope for further expansion, subject to the usual consents and we strongly advise early inspection.



Whitchurch 1.5 miles, Nantwich 9 miles, Market Drayton 12.2 miles, Chester 24.1 miles, Shrewsbury 24.9 miles. All distances are approximate.



- **Detached Farmhouse**
- **Period Features**
- **3 Bedrooms**
- **2 Receptions & Large Kitchen.**
- **Outbuildings With Potential**
- **Approximately 1.5 Acres**

DESCRIPTION

A detached country farmhouse located in a rural area enjoying delightful views over open countryside with the added benefit of a useful outbuilding and approximately 1.5 acres or thereabouts. The property benefits from three bedrooms, two reception rooms, double glazed windows, oil fired radiator heating and a large rear garden and paddock. Available with NO UPWARD CHAIN.

LOCATION

The property is conveniently situated close to the Cheshire and Staffordshire borders in an unspoilt rural area with far distant views over the surrounding countryside.

ACCOMMODATION

ENTRANCE PORCH

Double timber entrance doors, windows to the sides having lovely views, tiled floor, wall lights, timber entrance door to the;

ENTRANCE HALL

Stripped pine doors to all rooms, double radiator, timber skirting boards, walk-in pantry cupboard, sliding door to the;

CLOAKROOM

Fitted with a low level WC, wash basin, tiled to three walls, extractor fan.

LOUNGE

4.90m x 3.91m (16'1" x 12'10")

Double glazed windows to the front and side, both having a lovely outlook, stone surround to open fireplace with a stone hearth, raised TV shelf to the side having a TV point, double radiator, wall lights.

DINING ROOM

4.90m x 3.71m min (16'1" x 12'2" min)

Double glazed window to the front with lovely outlook, brick surround to open fireplace having a stone hearth, raised TV shelf to the side with TV point, double radiator, wall lights.

KITCHEN/BREAKFAST ROOM

3.99m x 3.91m (13'1" x 12'10")

Fitted with a stainless steel sink with mixer tap, inset into work surfaces, and having a range of medium oak effect base, drawer and wall cupboards, tiled splash backs, a built-in two plate 'Raeburn' range cooker with oven and plate warmer.

Single slot for a traditional cooker, plumbing for a dishwasher, double glazed window to the side, doors to the side lobby and inner hall, open arch to the;

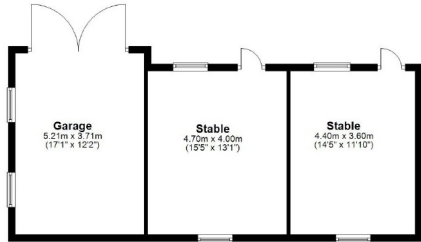
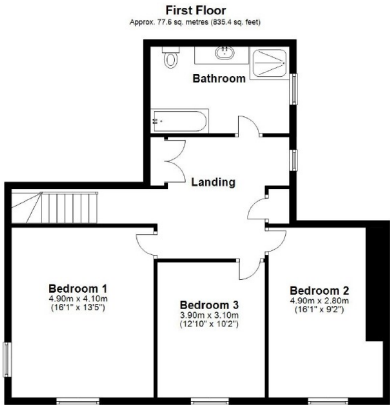
BREAKFAST AREA

2.41m x 2.11m (7'11" x 6'11")

Double glazed window to the side having views, radiator.

INNER HALL

Arched secondary glazed window to the side, timber stairs to the first floor, double radiator.



Total area: approx. 257.9 sq. metres (2776.4 sq. feet)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



RECEPTION HALL

3.25m x 2.03m (10'8" x 6'8")

Timber door to the rear with double glazed side panels, tiled floor, built-in storage cupboard, door to the kitchen and door to the;

UTILITY ROOM

3.23m x 2.06m (10'7" x 6'9")

Stainless steel sink with base unit below, plumbing for a washing machine, floor mounted oil fired central heating boiler, double glazed window to the side, door to the garage.

FIRST FLOOR

LANDING

Double glazed window to the side, wall light, radiator, walk-in airing cupboard, further built-in cloaks cupboard, access to the roof space, stripped timber doors to all rooms.

BEDROOM ONE

4.90m x 4.09m (16'1" x 13'5")

Double glazed windows to the front and side having lovely far reaching countryside views, double radiator, TV point.

BEDROOM TWO

4.90m x 2.79m (16'1" x 9'2")

Double glazed window to the front with lovely far reaching countryside views, double radiator, wall lights.



BEDROOM THREE

3.91m x 3.10m (12'10" x 10'2")

Double glazed window to the front with lovely outlook, double radiator.

BATHROOM

4.01m x 2.11m min (13'2" x 6'11" min)

Fitted with a timber panelled bath, separate shower cubicle, wash basin in vanity top with mirror and light above, fitted shaver point and cupboards below, low level WC, part tiled walls, double glazed window to the side.

OUTSIDE

GARAGE

5.84m x 3.96m (19'2" x 13'0")

Double timber doors, power and lighting connected, single glazed windows to the rear and side, door to the utility and external door to the side.

GARDENS

The property has beautifully maintained gardens to the front with a lawn and seating area, having lovely countryside views.

To the rear there is a landscaped garden area having a wide variety of shrubs planted in a raised area to the rear of a considerable block paved driveway and parking area. The garden also includes a productive kitchen garden with well cultivated beds, some containing soft fruit bushes; plus apple trees.

This gives ample parking and leads to the garages and outbuildings. A path leads to the gate to the paddock.

**GARAGE**

5.21m x 3.71m (17'1" x 12'2")

Double timber doors, two windows to the side, power and lighting connected.

STABLE ONE

4.70m x 3.99m (15'5" x 13'1")

Timber stable door, window to the front.

STABLE TWO

4.39m x 3.61m (14'5" x 11'10")

Timber stable door, window to the front.

TRACTOR STORE

Open storage area for a variety of uses.

PADDOCK

Fenced paddock with winter shelter and timber gate to the garden/stable area.

DIRECTIONS

From Whitchurch, proceed out on Station Road and at the roundabout take the first exit onto the A525 Nantwich Road, proceed for one mile and take the first left turn opposite Catteral's Land and proceed into the village.

As the road turns to the right, the property can be found directly in front of you on the left hand side.

COUNCIL TAX

The property is currently listed as a Band 'E' on the Council Tax Register with £2,174.00 Payable in the current year 2018-19. For confirmation of these figures and any other Council Tax questions, contact Shropshire Council on 0345 678 9002.

SERVICES

Mains water and electricity are understood to be connected, there is septic tank drainage. Heating is by Oil fired boiler to radiators. None of these services have been tested.

TENURE

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at Rightmove and Onthemarket.com
WH1054

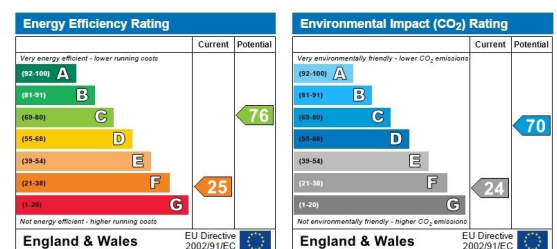
Fairview, Broughall, Whitchurch, Shropshire, SY13 4AE



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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01948 663 230

Whitchurch office:

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
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