



CHAPEL COTTAGE, PREES GREEN, WHITCHURCH, SHROPSHIRE, SY13 2BN

Offers In Region Of £585,000





BRIEF DESCRIPTION

Situated in the beautiful North Shropshire countryside, Chapel Cottage is a generously sized detached character cottage having excellent equestrian facilities standing in 5 acres of land. Viewing of this property is highly recommended to appreciate everything that this registered smallholding has to offer. The accommodation is very versatile and would be ideal for those requiring a downstairs bedroom and bathroom or for two generations living together. The ground floor comprises Lounge leading to Conservatory, large Dining Area, Kitchen, Boot Room, Family Room, Ground Floor Bedroom, Bathroom and Utility Room. To the first floor there are a further four large Bedrooms and another Bathroom.



In addition to the Equestrian Facilities there is also a Grade II listed detached Barn which requires renovation that could be used in a variety of ways subject to necessary local authority consent.



Outside the property there is ample off road parking and well maintained and established gardens surrounding the property. The equestrian facilities include 6 Stables, a Foaling Box, Tack Room and Manege. There are three paddocks, two of which have access from the road. There is also a useful large workshop with double doors.



LOCATION

The property is situated on the edge of the hamlet of Prees Green. It is around half a mile from the village of Prees which benefits from a convenience store/post office, newsagents, doctors surgery, hairdressers, recreational facilities, train station and a highly regarded primary school. Whitchurch is 7 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clywd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town 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 16 to 22 miles approximately.



PORCH

LOUNGE

19' 4" x 13' 0" (5.89m x 3.96m)



CONSERVATORY

13' 3" x 11' 4" (4.04m x 3.45m)

DINING AREA

20' 9" x 13' 5" (6.32m x 4.09m)

KITCHEN

12' 0" x 8' 6" (3.66m x 2.59m)

BOOT ROOM

10' 10" x 9' 6" (3.3m x 2.9m)

INNER HALL

FAMILY ROOM

18' 0" x 10' 5" (5.49m x 3.18m)

BEDROOM

12' 8" x 11' 8" (3.86m x 3.56m)

BATHROOM

7' 4" x 6' 5" (2.24m x 1.96m)

UTILITY ROOM

9' 1" x 8' 1" (2.77m x 2.46m)





LANDING

BEDROOM ONE

15' 4" x 10' 6" (4.67m x 3.2m)

BEDROOM TWO

13' 9" x 10' 6" (4.19m x 3.2m)

BEDROOM THREE

13' 0" x 9' 6" (3.96m x 2.9m)

BEDROOM FOUR

12' 2" x 8' 1" (3.71m x 2.46m)

BATHROOM

10' 9" x 6' 4" (3.28m x 1.93m)

SEPARATE WC

OUTSIDE

The outside space is a particular feature of Chapel Cottage. Well maintained established gardens surround the property and there is ample of road parking. There is a useful large workshop with double doors and there are excellent equestrian facilities including 6 Stables, a Foaling Box, Tack Room and Manege. There are three paddocks, two of which have access off the road. There is also a Grade II listed detached Barn which requires renovation that could be used in a variety of ways subject to necessary local authority consent.

WORKSHOP

28' 8" x 18' 9" (8.74m x 5.72m)

AGENTS NOTE

The land will be subject to a development clawback . i.e. should planning permission for residential development be granted within the grounds of the property within 25 years of completion then the buyer (or their successors in title) will pay the seller (or their successors in title) 25% of any increase in the value of the property attributable to this permission . This will be confirmed by solicitors during pre-contract enquiries.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.





LOCAL AUTHORITY

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

REGISTERED SMALLHOLDING

Defra No: 35-269-8005

PROPERTY INFORMATION

We believe this information to be accurate, but they 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.

SERVICES

We are advised that mains water and electricity are available. Private drainage and oil fired central heating. 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.

ENERGY PERFORMANCE CERTIFICATE

The full energy performance certificate (EPC) is available for this property upon request. EPC rating E

VIEWING/PRE SALE MARKETING ADVICE

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

DIRECTIONS

From Whitchurch travel south on the A41 towards Prees Heath, At the roundabout, take the second exit onto the A49 towards Shrewsbury. Proceed for approximately 5 miles and the property will be found on the right hand side just past Katrina Kitchens showroom.

AML REGULATIONS

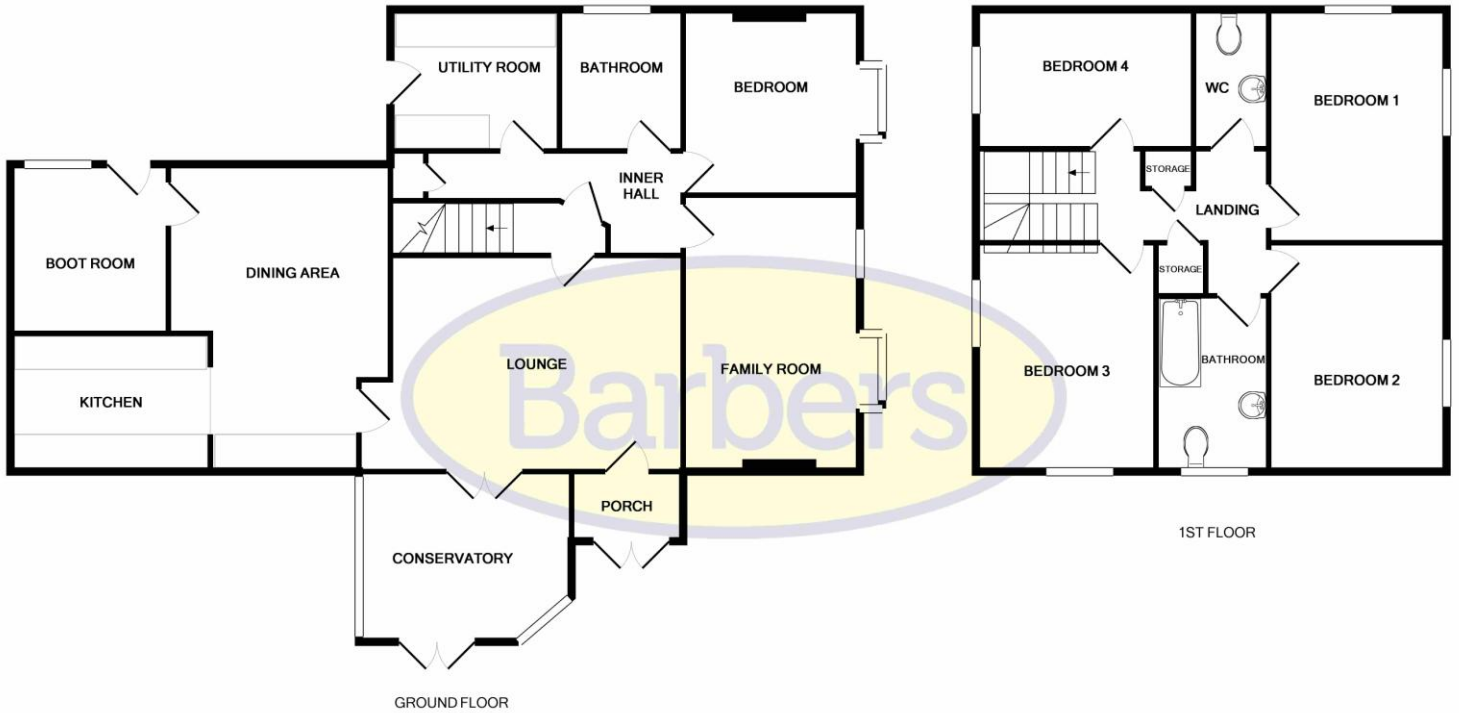
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

METHOD OF SALE

For Sale by Private Treaty.

WH2480113082019200819





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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