



Extended Country House In Peaceful Setting

5 Bedrooms (2 Downstairs)

Ample Parking For Numerous Vehicles

Located On Outskirts Of The Village

Double Garage With Studio Above

Walled Garden & Pony Paddock

The Apothecary Lacon Street
Prees, Nr Whitchurch SY13 2EP

Offers in the Region Of £575,000



The joy of living in this well-presented country house is the feeling that you could be miles from anywhere, yet in reality you are within walking distance of village shops and amenities and only a few minutes drive from Whitchurch!

The approach to the house is impressive, the gravel entrance (which also leads to the paddock) and high curved garden wall, immediately creating a favourable impression.

Those with numerous vehicles will be able to park a small fleet of vehicles in the driveway and double garage and the house itself offers a versatile accommodation layout in that the 2 downstairs bedrooms could be utilised as additional reception rooms if required.

The walled garden provides a private area in which to unwind and relax, which will no doubt be helped by the inclusion of a fully plumbed in 6-person hot tub, adjacent to the fire pit area- bliss!

The hamlet of Prees Wood lies a short distance from Prees village and is close to nearby rolling Shropshire countryside, so if you feel the need to escape the 'rat race' then this could be the ideal opportunity!

Properties around here are seldom offered for sale, but when they are, they tend to get snapped up quickly and we doubt this will be any different, so an early inspection is strongly recommended.

The village of Prees is well served by shops, post office, doctor, hairdresser, village hall, railway station and a primary school. There is a club house within the recreational ground, which also incorporates a bowling club, along with cricket pitch and football fields. It is conveniently placed for travel by car into nearby Whitchurch, Wem, Market Drayton and Shrewsbury.

Viewing: If you would like to arrange an appointment to view this property, or require further information please contact the office on 01948 665566

Services

Mains water, electricity and drainage.

Central Heating

Oil fired boiler supplying radiators and hot water,

Tenure

Freehold.

Council Tax

Shropshire Council - Tax Band A.

Agents Note

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



GROUND FLOOR

Entrance Hall 7' 8" x 5' 3" (2.34m x 1.60m)

Tiled floor, stable door and radiator.

Lounge/Dining Room 23' 4" x 12' 7" (7.11m x 3.83m)

Engineered oak flooring, beamed ceiling to lounge area, staircase to first floor, internal arched window from kitchen, radiator and french double doors leading to: -

Conservatory 10' 2" x 8' 9" (3.10m x 2.66m)

uPVC double glazed windows, glazed roof, french double doors to rear courtyard and engineered oak flooring.

Library 18' 6" max x 10' 6" (5.63m max x 3.20m)

Solid oak flooring, radiator and extensive range of rustic bookshelves.

Kitchen/Breakfast Room 12' 10" x 11' 9" (3.91m x 3.58m)

Belfast sink inset in solid wood worktop (with drainer) and having drawers, cupboards and plumbing for dishwasher below, further base units and breakfast bar, part tiled walls, SMEG range style cooker with LPG rings having electric ovens and grill below with extractor hood above, beamed ceiling and radiator.

Utility Room 9' 3" x 5' 2" (2.82m x 1.57m) and 6' 6" x 3' 3" (1.98m x 0.99m)

An L-shaped room with stainless steel sink and drainer inset in worktop with cupboard, plumbing for washing machine and space for tumble dryer below, free-standing oil central heating boiler, part tiled walls, tiled floor and radiator.

Shower Room 6' 4" x 5' 7" (1.93m x 1.70m)

Corner shower cubicle with mains mixer shower unit having rainfall shower head, wash hand basin and close coupled WC. Part tiled walls, tiled floor, extractor fan and heated chrome towel rail.

Inner Hall 17' 7" x 3' 10" (5.36m x 1.17m)

Loft access hatch and stable entrance door.

Bedroom 4 12' 3" x 8' 8" (3.73m x 2.64m)

Radiator.

Bedroom 5 12' 1" x 8' 7" (3.68m x 2.61m)

Radiator.

FIRST FLOOR

Landing 7' 6" x 7' 0" (2.28m x 2.13m) and 13' 5" x 5' 9" (4.09m x 1.75m) 2 roof skylight windows, radiator and useful built-in storage cupboards.

Master Bedroom 12' 3" x 10' 1" (3.73m x 3.07m) plus 4' 7" x 3' 7" (1.40m x 1.09m) Double door built-in wardrobe and radiator.

Bedroom 2 12' 0" x 9' 3" (3.65m x 2.82m)

Radiator and 2 roof skylight windows.

Bedroom 3 12' 11" x 6' 9" (3.93m x 2.06m)

Radiator and exposed wall beams.

Family Bathroom 9' 3" x 5' 10" (2.82m x 1.78m)

Panelled corner bath, wash hand basin inset in vanity unit with cupboards below and close coupled WC. Part tiled walls, 2 wall light points, extractor fan and radiator.

OUTSIDE

Impressive main gravel entrance, shared with one other property and providing access to the **PADDOCK** and electric double gates leading to a large block paved driveway with parking for numerous vehicles/boat/trailer/caravans etc.

DOUBLE GARAGE 20' 10" x 19' 6" (6.35m x 5.94m)

Lights, power, 2 electric roller doors and staircase to: -

FIRST FLOOR STUDIO 19' 6" x 13' 3" (5.94m x 4.04m)

with sloping ceiling, lights, power and roof skylight window.

Formal lawned side garden, sheltered by a high, curved brick wall and having a large area with bark chippings, logs for seating and fire pit. Large, paved **LEISURE AREA** housing the 6-person hot tub, which is fully plumbed and has a 32 amp installation. Timber aviary.

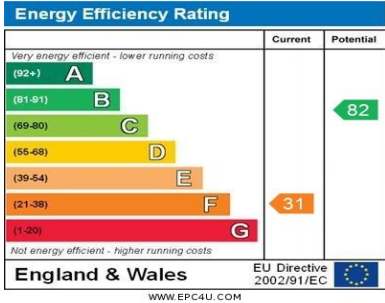
Block paved rear courtyard area.



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.
 Made with Metropix ©2024

Directions: From Whitchurch proceed out on the A49 towards Shrewsbury and proceed for approximately 5 miles, turning right signposted Prees. Continue into the village and turn left opposite the village Post Office into Church Street, continuing up the hill and following the road into The Pinfold. Go round past the Church on your right and continue left into Lacon Street. The property is located on the right hand side by the copper Beech tree.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



Referral Arrangements: We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

