



Substantial Semi Rural Barn Conversion

6 Double Bedrooms & 6 Bathrooms

Large Rear Garden Backing Onto Fields

Provides Scope For Further Improvement

Ample Parking For Numerous Vehicles

Separate Pony Paddock

Mews Cottage Edgeley Bank
Edgeley, Whitchurch SY13 4NN

Offers in the Region Of £675,000



If the adage 'biggest is best', then logically, this must be one of the best properties in Whitchurch!

That may not necessarily be true, but in terms of space, it will tick a lot of boxes, especially for those looking for a spacious family home.

From its elevated position it commands far reaching rural views at the rear over open countryside, yet there are other properties nearby so it is by no means isolated. It has a flexible accommodation layout and may also appeal to those with a dependent relative.

This semi-detached barn conversion was originally renovated downstairs in the 1980's, whilst the first floor has only recently been completed. It has been renovated to the agreed plans and building regulations but there is still scope for further modernisation to allow any purchaser to put their own stamp on the building.

It is offered with a large rear garden and an adjoining pony paddock.

The location is superb: a place in which to unwind, relax and chill out from the hectic life that we have all become accustomed to. It may require tender loving care to bring it into the 21st century, but as estate agents say, it is "Location, Location, Location" that really matters. In all honesty, this is a wonderful place in which to live, especially due to its close proximity to the Brown Moss Nature Reserve and lovely country walks.

It is located just under 2 miles from the centre of Whitchurch and swift links to the bypass provide onward travel to Chester, Wrexham, Shrewsbury, Nantwich and Wolverhampton.

GROUND FLOOR

Main Entrance Porch

L-Shaped Hallway 17' 9" x 4' 2" (5.41m x 1.27m) and 13' 0" x 4' 2" (3.96m x 1.27m) Built-in cloaks cupboard, airing cupboard and radiator.

Downstairs Shower Room 9' 0" x 7' 2" (2.74m x 2.18m) Corner shower cubicle, wash hand basin inset in vanity unit and close coupled WC. Radiator.

Sitting Room 23' 10" x 18' 3" (7.26m x 5.56m) Stone inglenook fireplace surround incorporating log burning stove on marble hearth, 2 radiators and glazed double doors leading to: -

Conservatory 12' 2" x 6' 11" (3.71m x 2.11m) Tiled floor and radiator.

Dining Room 12' 11" x 10' 8" (3.93m x 3.25m) Radiator.

Kitchen/Breakfast Room 17' 5" x 11' 10" (5.30m x 3.60m) Sink and drainer inset in working surfaces with drawers and cupboards below and incorporating 4 ring electric ceramic hob and electric split level cooker with double oven and grill, breakfast bar, range of wall and eye level cupboards, plaque rail, ceiling spotlights, tiled floor and radiator.

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.



Utility Room 8' 2" x 5' 0" (2.49m x 1.52m)

Stainless steel sink and drainer inset in worktop with cupboards and plumbing for washing machine below, wall shelves and tiled floor.

Inner Hall 18' 2" x 6' 8" (5.53m x 2.03m)

Radiator.

Study/Bedroom 6 11' 2" x 8' 11" (3.40m x 2.72m)

Range of fitted wardrobes, chest of drawers and radiator.

Downstairs Bathroom 16' 8" x 7' 2" (5.08m x 2.18m)

Panelled corner bath, wash hand basin in tile topped vanity unit, bidet and close coupled WC. Radiator.

Side Hall 13' 2" x 7' 4" max (4.01m x 2.23m max)

narrowing to 4' 3" (1.29m) Tiled floor, radiator and staircase to first floor.

Boiler Room 7' 3" x 5' 8" min (2.21m x 1.73m min)

Worcester free-standing oil fired central heating boiler.

FIRST FLOOR

Landing 19' 5" x 7' 5" (5.91m x 2.26m)

Radiator and access to bedroom 2.

Inner Landing 1 18' 5" x 5' 6" (5.61m x 1.68m)

Access to bedroom 3 and door leading to: -

Inner Landing 2 32' 11" x 7' 5" max (10.03m x 2.26m max)

narrowing to 4' 11" (1.50m) Access to 3 further bedrooms and the refitted bathroom.

Master Bedroom 17' 9" x 14' 4" (5.41m x 4.37m)

and 11' 5" x 4' 11" (3.48m x 1.50m) Exposed timber roof truss and beams, range of wardrobes and radiator.

Refitted En-Suite Bathroom 12' 5" x 8' 10" (3.78m x 2.69m)

Panelled bath with water jets, wash hand basin inset in vanity unit, close coupled WC and shower cubicle with electric shower unit, tiled floor and heated chrome towel rail.

Bedroom 2 15' 5" x 13' 8" (4.70m x 4.16m)

Exposed roof truss and beams. Radiator.

En-Suite Shower Room 1 15' 5" x 5' 6" (4.70m x 1.68m)

Shower cubicle with electric shower unit, pedestal wash hand basin and close coupled WC. Heated chrome towel rail.

Bedroom 3 12' 6" x 11' 6" (3.81m x 3.50m)

Radiator.

En-Suite Shower Room 2 12' 4" x 6' 2" (3.76m x 1.88m)

Shower cubicle with electric shower unit, pedestal wash hand basin, close coupled WC and heated chrome towel rail.

Bedroom 4 12' 4" x 10' 7" (3.76m x 3.22m)

Radiator.

Bedroom 5/Gym 12' 6" x 10' 6" (3.81m x 3.20m)

Radiator.

Refitted Family Bathroom 11' 3" x 9' 1" (3.43m x 2.77m)

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC and separate shower cubicle with electric shower unit, tiled floor, airing cupboard with insulated hot water cylinder and heated chrome towel rail.

OUTSIDE

Shared unmade driveway leading to a very wide courtyard area with oil storage tank and parking for numerous vehicles/boat/caravan/motorhome/trailer etc. and leading to the **GARAGE/WORKSHOP**.

Lawned front garden with mature horse chestnut tree and having enclosed dog pen/utility area with brick outbuilding.

Enclosed rear and side gardens laid to lawn with lean-to corrugated iron storage shed, mature trees, raised timber garden deck and steps leading down to cellar/storage area beneath the house.

Services - Mains water and electricity. Septic tank drainage.

Central Heating - Oil fired boiler supplying radiators and hot water.

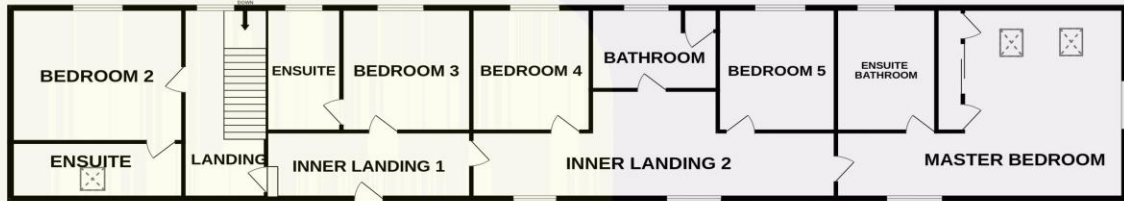
Tenure - Freehold

Council Tax - Shropshire Council - Tax Band E.

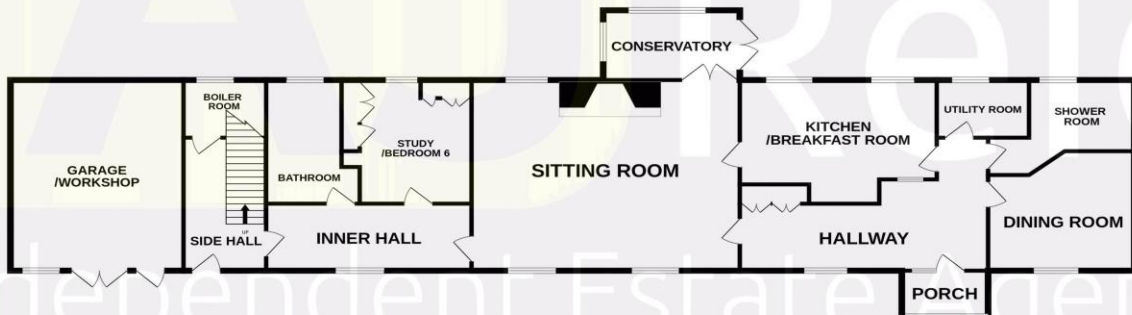
Agents Note - Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

Agents Note 2 - We are advised that the owner of Edgeley Hall has a right of way to the side of Mews Cottage to allow access to a field at the rear, although this has not been exercised for many years.

1ST FLOOR



GROUND FLOOR



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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Directions: From Whitchurch, proceed out of town, along Station Road and continue until reaching the roundabout. Turn right onto the bypass (A525) and continue straight on at the next roundabout. Follow the road for about half a mile and turn left into Edgeley Bank, signposted for Edgeley. Follow the country lane up the hill for about half a mile and the property is located on the left hand side.

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.

