



**Substantial 9 Bedroom Family Residence**

**An Abundance Of Exposed Beams And Timbers**

**Separate Coach House & Garages**

**Iconic Grade II Listed House (17th Century)**

**Ground Floor Annexe**

**Large Walled Garden To The Rear**

**Bark Hill House, Bark Hill**  
Whitchurch SY13 1DJ

**Offers in the Region Of £499,950**





**There is a saying on the lines of "Biggest is best and best is biggest". Well, if you are looking for 'big' (in housing terms), then this may very well be the best property for you!**

**Not only does it occupy a very sizeable plot including a large walled rear garden, but in addition to the house itself, also included is a separate coach house plus single and double garages.**

**This three storey Grade II listed house, which is believed to date back to the 17th Century, is spread over 3 floors and contains a wealth of original features. It has an adjoining downstairs annexe, formerly a doctor's surgery and is within walking distance of the town centre, with its associated, shops, pubs, restaurants, schools, doctors, dentists and leisure centre. Whitchurch even boasts its own railway station.**

**This is a substantial home in its own right and the house may suit alternative uses/development potential, subject to obtaining planning consent.**

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

## **GROUND FLOOR**

### **Entrance Porch**

**Reception Hall** 20' 7" x 7' 10" (6.27m x 2.39m)  
Radiator and wide tread staircase to first floor.

**Living Room** 20' 1" x 15' 6" (6.12m x 4.72m)  
Stone fireplace with tiled interior and log burning stove, 2 radiators and built-in cupboard.

**Snug** 14' 7" x 9' 10" (4.44m x 2.99m)  
Corner brick fireplace incorporating log burning stove.  
Radiator.

**Dining Room** 14' 7" x 14' 5" (4.44m x 4.39m)  
Timber panelled walls, radiator and fireplace incorporating log burning stove.

**Inner Hall** 12' 9" x 4' 7" (3.88m x 1.40m)

Access to **CELLAR** 14' 1" x 13' 10" (4.29m x 4.21m)

**Cloakroom** 5' 10" x 4' 7" (1.78m x 1.40m)

Pedestal wash hand basin and close coupled WC.  
Radiator.

**Refitted Kitchen/Breakfast Room** 23' 7" x 14' 3" (7.18m x 4.34m)

Sink and drainer inset in worktops with drawers, cupboards and storage below, 4 ring electric ceramic hob and split level cooker comprising electric oven and grill, LOHBERGER range style solid fuel cooker, built-in cupboard and radiator.

**Conservatory** 32' 0" x 7' 5" (9.75m x 2.26m)

Grape vine.

## **ANNEXE**

**Side Hall** 6' 1" x 3' 3" (1.85m x 0.99m)

**Walk-In Pantry** 10' 7" x 3' 3" (3.22m x 0.99m)

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.



**Lounge/Dining Room** 24' 8" x 11' 6" (7.51m x 3.50m)  
3 Radiators.

**Utility Area** 7' 0" x 6' 8" (2.13m x 2.03m)  
Belfast sink, base unit and wall cupboard.

**Shower Room** 8' 9" average x 5' 11" (2.66m average x 1.80m) Shower cubicle, wash hand basin inset in vanity unit and close coupled WC. Heated chrome towel rail and radiator.

**Bedroom 9** 14' 6" x 11' 11" (4.42m x 3.63m)  
Radiator.

## FIRST FLOOR

**First Floor Landing** 11' 10" x 7' 10" (3.60m x 2.39m)  
Radiator.

**Boiler Store** 4' 10" x 4' 6" (1.47m x 1.37m)  
Pedestal wash hand basin, radiator and wall mounted gas central heating boiler.

**Master Bedroom** 14' 2" max x 13' 4" min (4.31m max x 4.06m min)  
Radiator and range of fitted wardrobes.

**En-Suite Shower Room** 14' 1" x 6' 10" (4.29m x 2.08m)  
Shower cubicle with electric shower unit, wash hand basin inset in vanity unit, bidet and close coupled WC. Extractor fan and heated chrome towel rail.

**Bedroom 2** 14' 10" x 14' 9" (4.52m x 4.49m)  
Pedestal wash hand basin, radiator and fireplace with open grate.

**Bedroom 3** 14' 4" x 12' 3" (4.37m x 3.73m)  
Radiator and fireplace with open grate.

**En-Suite Closet** 6' 6" x 4' 0" (1.98m x 1.22m)  
Radiator and pedestal wash hand basin.

**Bedroom 4** 14' 10" x 9' 9" (4.52m x 2.97m)  
Radiator and corner fireplace with open grate.

**Bedroom 5** 8' 1" x 6' 5" (2.46m x 1.95m)  
Radiator.

**Family Bathroom** 14' 2" x 9' 5" (4.31m x 2.87m)  
Corner bath with shower above, pedestal wash hand basin and close coupled WC. Airing cupboard with insulated hot water cylinder.

## SECOND FLOOR

**Half Landing**  
Radiator.

**Second Floor Landing** 7' 10" x 4' 6" (2.39m x 1.37m)  
Loft access hatch.

**Bedroom 6** 17' 10" x 14' 10" (5.43m x 4.52m)  
Radiator.

**Bedroom 7** 18' 0" x 14' 4" (5.48m x 4.37m)  
Radiator, built-in cupboard and fireplace with open grate.

**Bedroom 8** 18' 10" x 7' 11" (5.74m x 2.41m)  
Radiator.

## OUTSIDE

Cobble courtyard with ample parking.

**SINGLE GARAGE** 14' 5" x 7' 8" (4.39m x 2.34m)  
**DOUBLE GARAGE** 18' 2" x 17' 10" (5.53m x 5.43m)  
**ROOM ABOVE** 18' 2" x 13' 9" (5.53m x 4.19m)

Large enclosed, walled rear garden.

## COACH HOUSE

**Downstairs Room 1** 10' 4" x 7' 7" (3.15m x 2.31m)  
**Downstairs Room 2** 13' 7" x 12' 5" (4.14m x 3.78m)  
**Upstairs Room** 30' 0" x 13' 7" (9.14m x 4.14m)

## Services

Mains water, gas, electricity and drainage.

## Central Heating

Gas fired boiler supplying radiators and hot water.

## Tenure

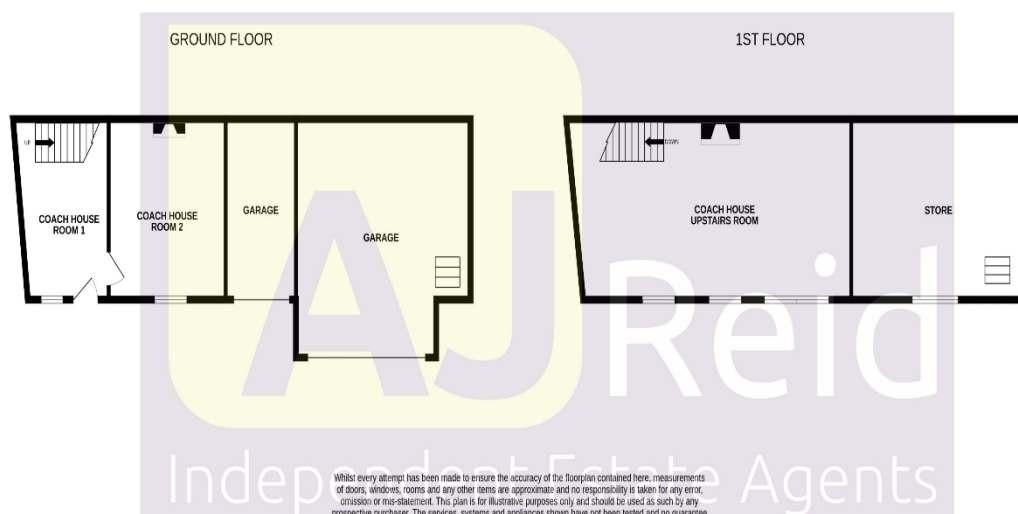
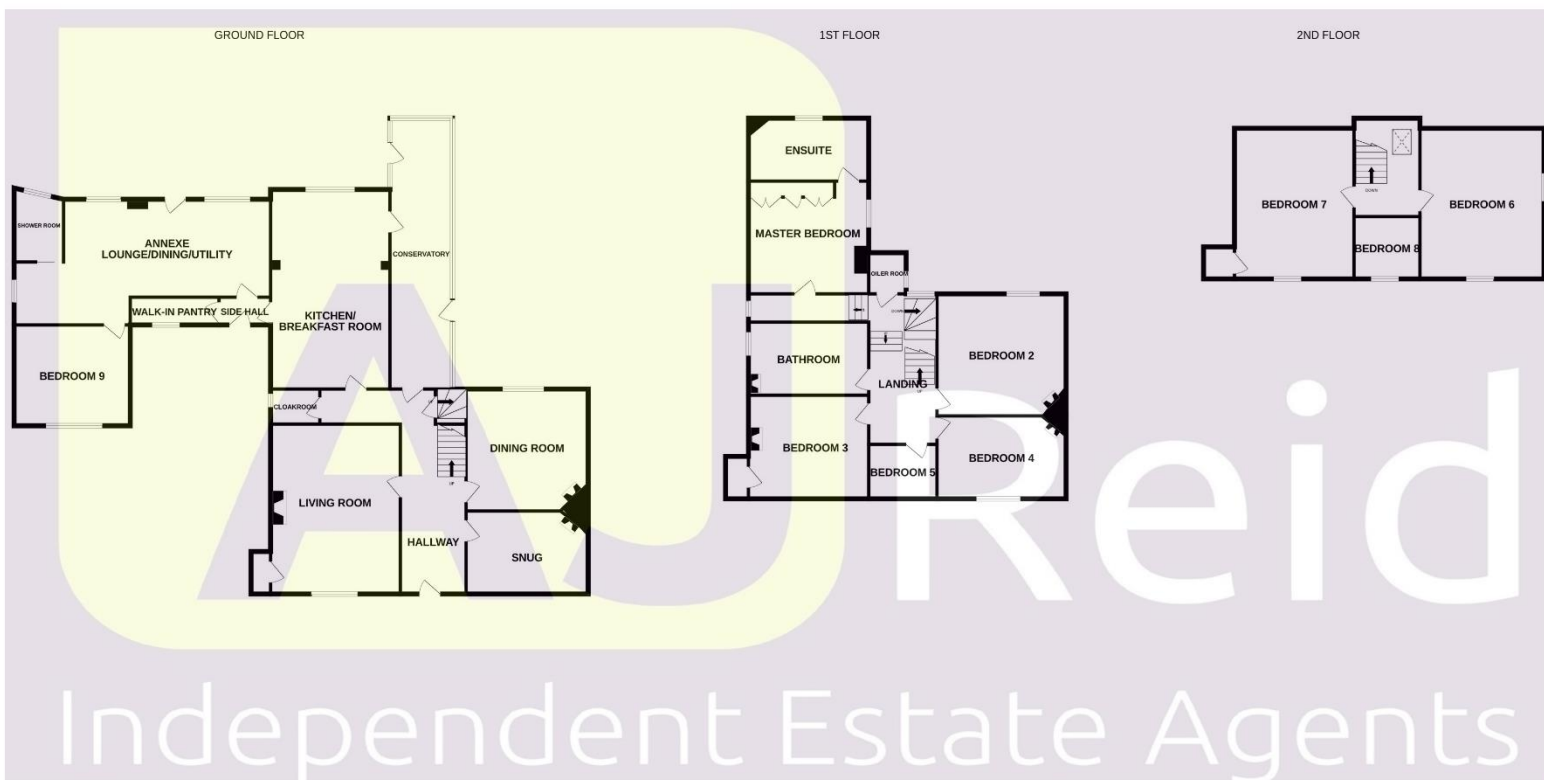
Freehold.

## Council Tax

Shropshire Council - tax Band F.

## Agents Note

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



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 High Street Whitchurch, turn left at the mini roundabout into Yardington. At the next mini roundabout turn left into Newtown, continuing straight on at the next mini roundabout into Castle Hill, which follows into Watergate Street and on to Doddington. Turn right into Rosemary Lane and right into Bark Hill. The property is located on the right 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.

