



**Extended Detached Cottage**

**3 Bedrooms**

**Large Rear Garden**

**Detached Garage & Ample Parking In Driveway**

**Spacious Downstairs Accommodation**

**Convenient For Town Centre, Bypass & Railway Station**

**Roadside Cottage 15 Waymills**  
Whitchurch SY13 1RT

**Offers in the Region Of £240,000**



**Apart from the obvious attraction of purchasing a cottage (beamed ceilings, bags of character etc.) our clients chose to live here as not only is it detached, but it is conveniently located for the railway station, the bypass and access into the town centre.**

**Not only that, it occupies a generous plot with a large rear garden, has a driveway with parking for several vehicles and has a detached garage - phew, quite a list!**

**Over the years, the original cottage has been thoughtfully extended and provides spacious downstairs accommodation, whilst the upstairs has a versatile layout, with the current owners utilising the third bedroom as an en-suite dressing room, although this could easily be reverted to its original intended use, as there is a doorway off the landing.**

**The property is well presented and an inspection is recommended, the spacious entrance hall immediately creating an impressive first impression. Not many cottages, boast a 22 foot lounge/dining room, but this one does! In addition, there is a generous kitchen/breakfast room, a spacious bathroom and a private, well stocked rear garden, complete with ornamental pond and 2 separate paved patios.**

**For added peace of mind - The roof to both the rear porch and the garage were replaced in 2023.**

**The cottage is situated approximately half a mile from Whitchurch Town Centre, which offers a wide variety of shops and leisure facilities, as well as schooling and sports facilities.**

**Access to major trunk roads such as the A41 and A49 are about a mile away and the railway station (just around the corner), gives regular services to Shrewsbury, Crewe and all points beyond.**

**The cottage has the great advantage of being offered with **NO ONWARD CHAIN.****

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

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

**Spacious Entrance Hall** 12' 7" x 6' 8" (3.83m x 2.03m)

Beamed ceiling, staircase to first floor, radiator, leaded light stained glass window to front door and archway leading to: -

**Kitchen/Breakfast Room** 20' 2" x 11' 1" (6.14m x 3.38m)

Belfast sink with drainer, range of base units, built-in cupboards, ceramic tiled floor, plumbing for dishwasher, beamed ceiling and radiator. Steps lead up to the lounge/dining room.

**Rear Porch** 6' 5" x 4' 9" (1.95m x 1.45m)  
Door to rear garden.

**Lounge/Dining Room** 22' 7" x 14' 7" (6.88m x 4.44m)

Slate fireplace with tiled cheeks incorporating log burning stove on tiled hearth, dado rail, corniced ceiling, french double doors leading to rear garden and 2 radiators.

**Family Bathroom** 8' 9" x 7' 6" (2.66m x 2.28m)

Panelled bath with mains mixer shower unit over, pedestal wash hand basin and close coupled WC. Laminate flooring, part timber panelled walls, radiator and Worcester wall mounted gas central heating boiler.

## FIRST FLOOR

**Small Landing**

Exposed timber floorboards.

**Bedroom 1** 11' 1" x 10' 4" (3.38m x 3.15m)

Radiator, exposed timber floorboards, built-in cupboard, fitted shelves and leading to: -

**Bedroom 3/Dressing Room** 7' 7" x 7' 3" (2.31m x 2.21m)

Radiator. Currently accessed from either the landing or bedroom1.

**Bedroom 2** 10' 2" x 7' 1" (3.10m x 2.16m)

Radiator and built-in cupboard.

## OUTSIDE

Gravel driveway to the side of the cottage leads to the **DETACHED SINGLE GARAGE** with light, power and connecting door from the rear garden.

Enclosed courtyard area to the side of the house with access to the main entrance door.

Large enclosed rear garden laid to lawn and screened by mature trees, bushes and shrubs. Garden pond with sheltered timber seating area.

There are 2 separate patio areas, outside taps, lighting and 3 timber garden sheds.

## Services

Mains water, gas, electricity and drainage.

## Central Heating

Worcester gas fired boiler supplying radiators and hot water.

## Tenure

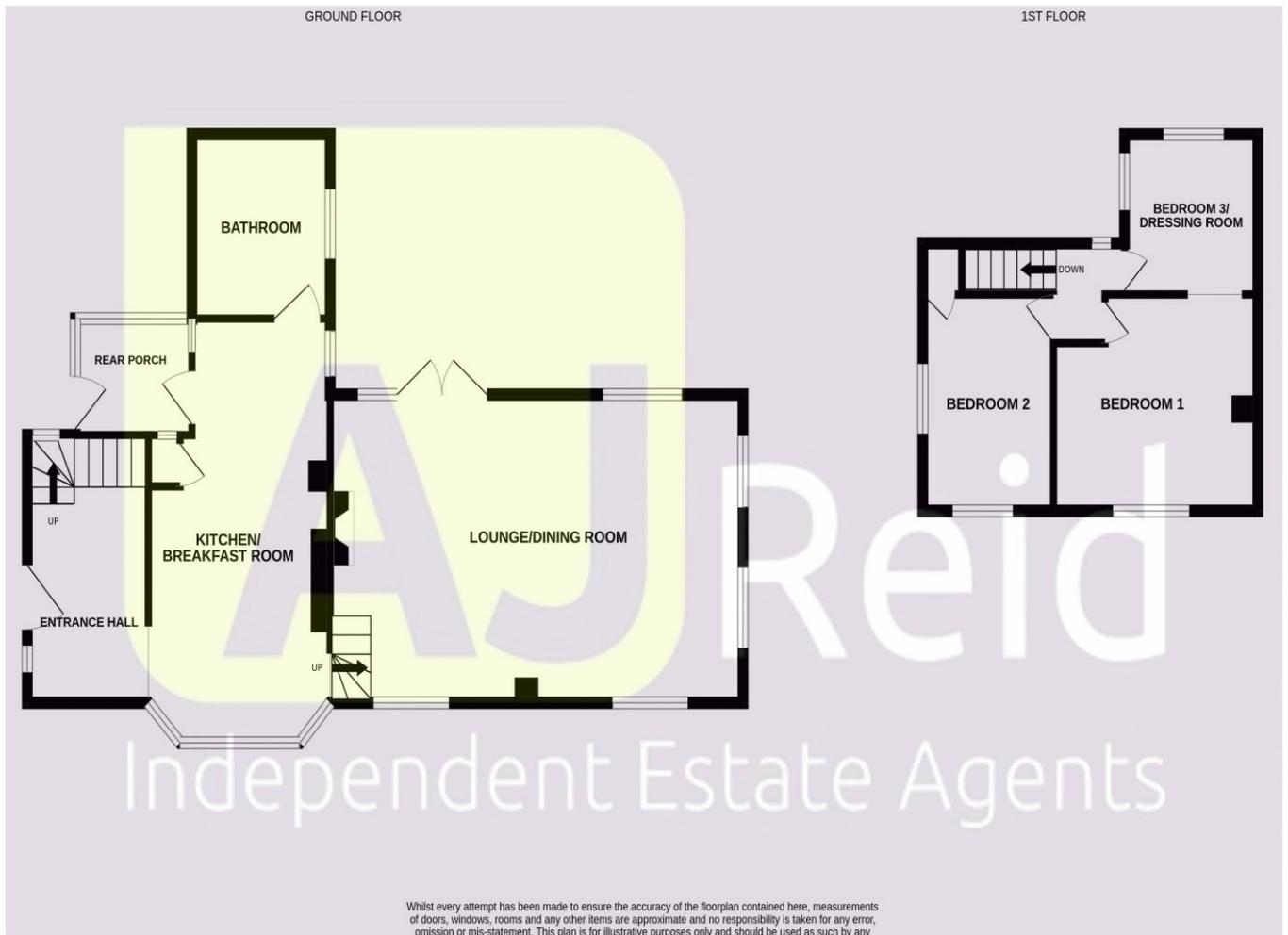
Freehold.

## Council Tax

Shropshire Council - Tax Band B.

## Agents Note

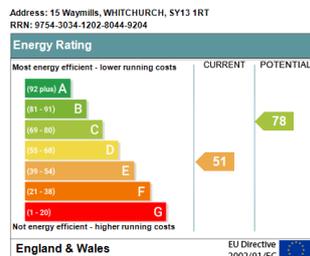
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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, proceed straight on at the mini roundabout by St. Alkmunds Church into Bargates and continue down to the next mini roundabout, turning right into London Road and leading into Brownlow Street. At the traffic lights take the second left into Station Road, proceeding past the railway station, under the bridge, straight on at the traffic lights and the property is located on the right hand side just after Waylands Veterinary Centre.

**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.

