



**Mature Detached Cottage**

**Extended Family Sized Home**

**Backs Onto Fields With Far Reaching Views**

**Beautifully Presented Throughout**

**Refitted Kitchen/Family Room**

**4 Bedrooms (1 En-Suite)**

**Mermaid Cottage Moreton Street**  
Prees, Nr Whitchurch SY13 2EG

**Offers Over Of £525,000**



## What a stunner - both in terms of its presentation and location!

Yes, this detached 17th century detached cottage with its oak beams and rustic fireplaces has been modernised throughout yet still manages to retain its original olde-worlde charm and character.

Backing onto open countryside with far reaching views, this extended property offers genuine family sized accommodation, including 4 good sized bedrooms (1 en-suite), 2 separate reception rooms and a contemporary, refitted open-plan kitchen/family room with bifold doors overlooking the rear garden.

Outside, the driveway has been re-laid and has plenty of car parking spaces, as well as a single garage. The good sized rear garden is enclosed for the safety of children and pets.

The village of Prees seems to have come into its own over the last few years and it is not difficult to see why.

There is a real sense of 'community' here, the village itself having shops, post office, medical centre, hairdresser, village hall, railway station and primary school. There is a club house within the recreational ground, which also incorporates a bowling club, along with cricket and football fields.

Prees has its own railway station and the cottage is well placed for travel by car into nearby Whitchurch, Wem and Shrewsbury. Nearby road links provide access to the motorway network for travel throughout a wide geographical area.

**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**

Worcester oil fired boiler supplying radiators and hot water.

### **Council Tax**

Shropshire Council - tax band E.

### **Tenure**

Freehold.

### **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

**Enclosed Entrance Porch** 6' 4" x 3' 6" (1.93m x 1.07m)  
Engineered oak flooring.

**Entrance Hall** 7' 3" x 6' 5" (2.21m x 1.95m)  
and 8' 5" x 3' 7" (2.56m x 1.09m)  
Laminate flooring, beamed ceiling, exposed wall timbers, radiator and staircase to first floor.

**Sitting Room** 14' 1" x 11' 3" (4.29m x 3.43m)  
Beamed ceiling, laminate flooring, 2 wall light points, radiator and fireplace incorporating Clearview stove on quarry tiled hearth.

**Dining Room** 15' 1" x 13' 4" (4.59m x 4.06m)  
Inglenook fireplace, exposed ceiling and wall beams, quarry tiled floor, 2 wall light points, built-in cupboard under stairs, rustic display shelves and radiator.

**Open Plan Kitchen/Family Room** 19' 3" x 16' 0" (5.86m x 4.87m) *narrowing to 15' 1" (4.59m)*  
One and a half bowl sink and drainer inset in granite worktop with drawers and cupboards below, large matching island unit incorporating breakfast bar and having a ring electric induction hob with contemporary illuminated extractor unit above and having drawers and cupboards below, split level cooker comprising electric oven and grill with microwave oven above, wall cupboards, exposed wall timbers, recessed ceiling spotlights, tiled flooring, 2 radiators and bifold doors leading to rear garden.

**Walk-In Pantry** 8' 4" x 6' 6" (2.54m x 1.98m)  
Full length quartz worktop with cupboards and drawers below, storage shelves, housing for American style fridge/freezer and herringbone wood effect ceramic tiled floor.

**Utility Room** 6' 9" x 4' 1" (2.06m x 1.24m)  
Housing for washing machine with storage above and quartz topped single base unit, wall cupboard, tiled floor and radiator.

**Cloakroom** 6' 10" x 3' 8" (2.08m x 1.12m)  
High level WC and circular ceramic bowl wash hand basin on timber washstand.

## FIRST FLOOR

**Landing** 9' 2" x 3' 2" (2.79m x 0.96m)  
Recessed ceiling spotlight.

**Master Bedroom** 14' 9" x 10' 11" (4.49m x 3.32m)  
Laminate flooring, built-in oak door wardrobes and radiator.

**En-Suite Shower Room** 8' 5" x 6' 7" (2.56m x 2.01m)  
Large, walk-in shower cubicle with mains mixer shower unit. Wash hand basin and WC inset in vanity unit with storage cupboards below, recessed ceiling spotlights and heated chrome towel rail.

**Bedroom 2** 14' 11" x 9' 7" (4.54m x 2.92m)  
Loft access hatch, laminate flooring and radiator.

**Bedroom 3** 15' 5" x 6' 11" (4.70m x 2.11m)  
Laminate flooring and radiator.

**Bedroom 4** 11' 2" max x 9' 8" max (3.40m max x 2.94m max)  
Laminate flooring and radiator.

**Family Bathroom** 9' 0" x 6' 10" (2.74m x 2.08m)  
Panelled bath with mains mixer shower unit over and glazed shower screen, wash hand basin inset in vanity unit with cupboards below and close coupled WC. Part tiled walls, laminate flooring, recessed ceiling spotlights and heated chrome towel rail.

## OUTSIDE

Block paved driveway with parking for several cars and leading to single garage.

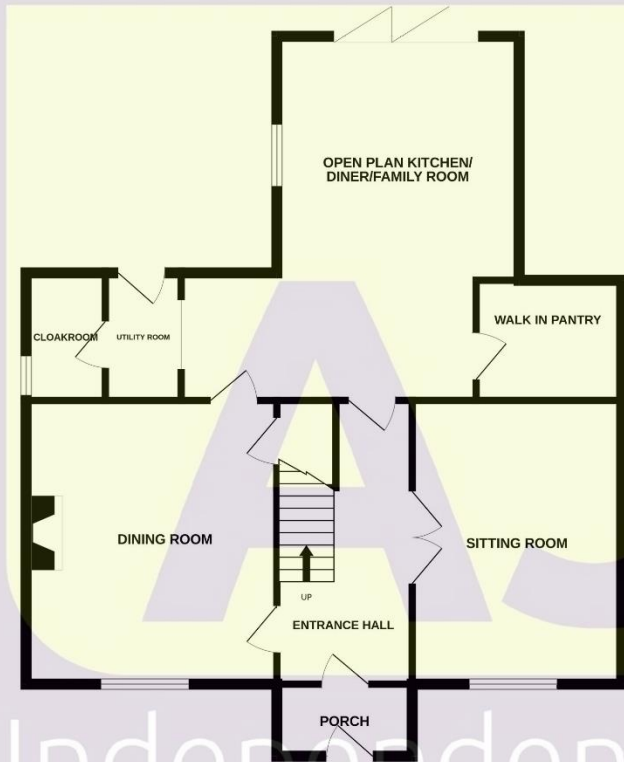
Easily managed front garden with neatly tended flower and shrub beds.

Good sized enclosed rear garden laid to lawn and edged with mature trees and shrubs, winding path with bark chippings leading to the main patio with views over open fields and countryside beyond. Raised vegetable beds and further block paved seating area with pergola above.

Oil storage tank, external power sockets, cold water tap and electric car charging point.

GROUND FLOOR

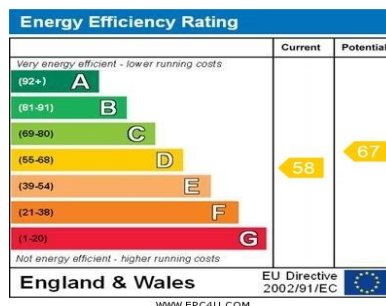
1ST FLOOR



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:** Leave Whitchurch on the A41, signposted for Wolverhampton. Follow the dual carriageway and at the large roundabout by The Raven turn right along A49. Follow the road for just under 2.5 miles and turn right into Whitchurch Road, signposted for Prees. After about half a mile, turn left into Church Street, bear left into Moreton Street 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.

