



Bank House, Higher Wych, SY14 7JR

Helping *you* move



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Offers In Region Of £550,000



A truly impressive double fronted Georgian country house, situated in a much sought after rural location and standing on a generous plot of approximately 0.7 acres in total including large gardens and ample parking.

- Substantial Georgian Country House
- Four Bedrooms
- Sought After Rural Location
- Generous Plot Approximately 0.7 Acres
- Large Gardens
- Requiring Renovation but with Fantastic Potential
- No Upward Chain
- EPC F, Council Tax Band G



Bank House is a truly impressive double fronted Georgian country residence, situated in a much sought after rural location and standing on a generous plot of approximately 0.7 acres in total including large gardens and ample parking. Although requiring renovation throughout, this handsome property has so much potential to become a wonderful family home once returned to its former glory. It provides very spacious accommodation with the ground floor comprising Entrance Hall, Lounge, Sitting Room, Kitchen, Utility Room and WC. To the first floor are Four Bedrooms incorporating three doubles and a single and a Family Bathroom. The property also has the benefit of a cellar. Substantial lawned gardens surround the property and a long driveway, carport and single garage provide plenty of parking space for multiple vehicles. There is also an open fronted outbuilding to the rear.





LOCATION

Higher Wych is a truly rural location standing approximately 3 miles from the popular Cheshire village of Malpas which also offers facilities for daily requirements together with renowned primary and secondary schools. The historic North Shropshire market town of Whitchurch is about 4 miles which offers similar facilities, whilst the larger centres of Wrexham, Chester, Nantwich and Crewe are between 14 and 25 miles approximately.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity and water are available. Oil fired central heating and private drainage. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

DIRECTIONS

From Whitchurch proceed on the A525 towards Wrexham and take the right hand turn towards Iscoyd, continue for approximately 1.5 miles into Higher Wych, carry on past the turning for Hanmer and the property can be found after a short distance on the right hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC F. The full energy performance certificate (EPC) is available for this property upon request.

LOCAL AUTHORITY

Council Tax Band G. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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LOUNGE

17' 1" x 11' 8" (5.21m x 3.56m)

SITTING ROOM

14' 1" x 17' 0" (4.29m x 5.18m)

KITCHEN

12' 0" x 15' 1" (3.66m x 4.6m)

UTILITY ROOM

7' 4" x 6' 5" (2.24m x 1.96m)

BEDROOM ONE

10' 6" x 12' 2" (3.2m x 3.71m)

BEDROOM TWO

10' 9" x 10' 8" (3.28m x 3.25m)

BEDROOM THREE

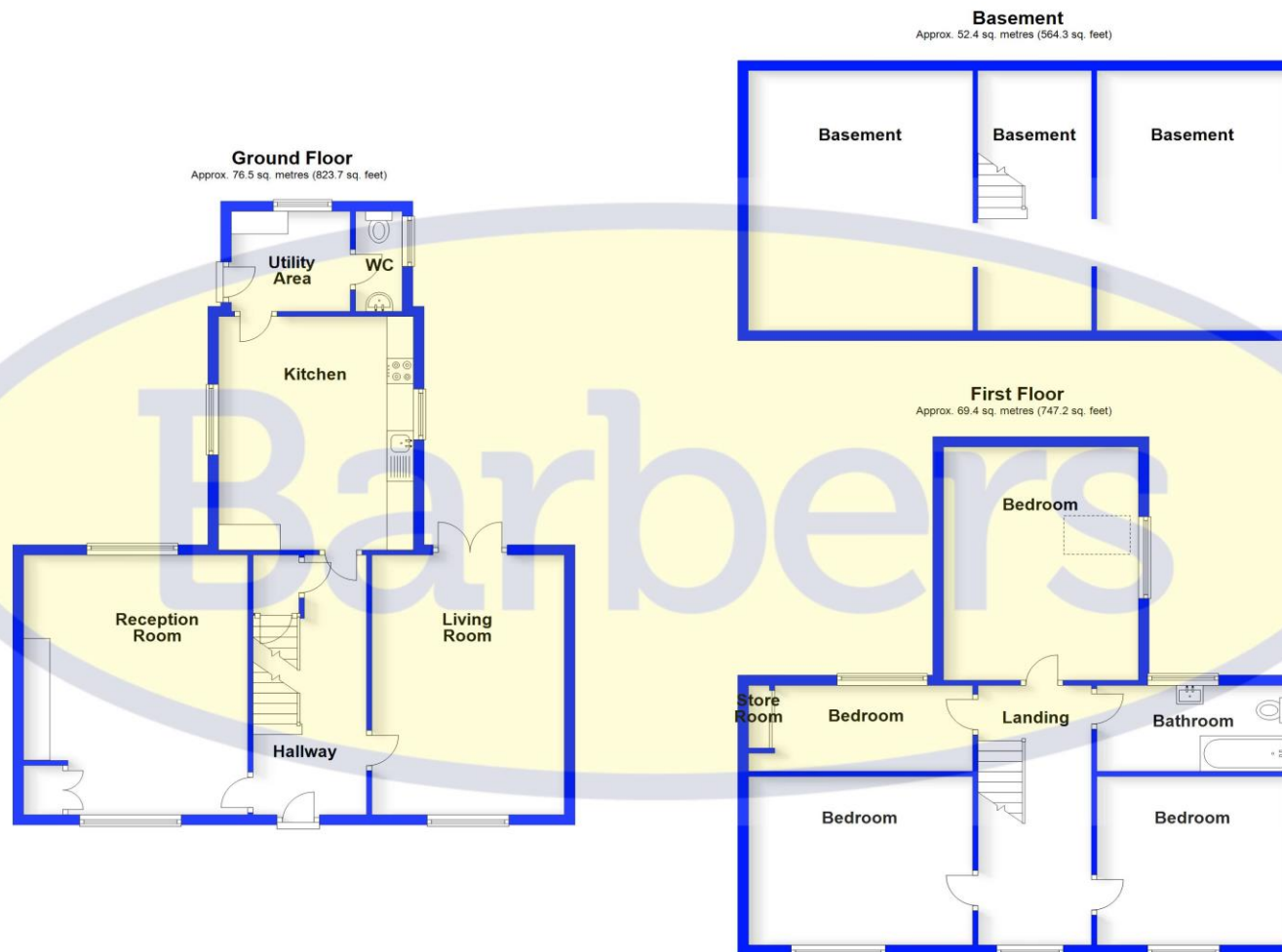
12' 1" x 12' 3" (3.68m x 3.73m)

BEDROOM FOUR

12' 7" x 5' 9" (3.84m x 1.75m)

BATHROOM

12' 2" x 5' 5" (3.71m x 1.65m)



Total area: approx. 198.4 sq. metres (2135.2 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



WHITCHURCH
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