



1 Barley Birch, Whixall, SY13 2RR

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**1 Barley Birch, Whixall, SY13 2RR**

**Offers In Region Of £670,000**



**A charming three bedroom semi-detached country property and registered smallholding with equestrian facilities, set on a substantial plot of approximately 7.6 acres in total.**

- Charming Semi-Detached Country Property
- Three Double Bedrooms
- Idyllic Rural Location
- Large Plot Approximately 7.6 Acres
- Five Paddocks and Manege
- Range of Outbuildings and Stables
- Registered Smallholding Number 35/267/0082
- EPC TBC, Council Tax Band D



Situated in a truly rural location in the heart of the North Shropshire countryside and approached via a bridleway, 1 Barley Birch is a charming three bedroom semi-detached country cottage and registered smallholding with equestrian facilities, set on a substantial plot of approximately 7.6 acres in total including five paddocks, manege, large poly tunnel, stable block and a range of outbuildings. With countryside walks on your doorstep and far reaching views from every window, it is a much loved home that is well presented throughout with accommodation comprising Lounge with multi fuel stove, Dining Room with Clearview log burner, Kitchen, Cloakroom with WC, Three Double Bedrooms and a Family Shower Room. Externally, the property is approached through a timber five bar gate onto a generous driveway providing ample parking space for several vehicles. There are mature gardens with summer house, large greenhouse, raised beds, chicken house, timber shed and pond . The versatile outbuildings include a stable block with four stables, store room, workshop, office, utility, shower room, kennel, hay barn, poly tunnel and feed room. Ideal if you want to live in an idyllic rural location, this property must be viewed to appreciate everything it has to offer.





## LOCATION

The property is set in an idyllic rural location in the village of Whixall which has a renowned nursery and primary school. It is approximately 5 miles from the market towns of Whitchurch and Wem, both offering a variety of local independent shops, schools, supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Shrewsbury, Telford, Wrexham, Chester and Crewe are all within approximately 14 to 26 miles.



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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 central heating. Private drainage. We are advised that the septic tank does not comply with current regulations and the current owners have advised this will be taken into consideration during negotiations. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

## DIRECTIONS

From Whitchurch proceed on the B5476 towards Wem. Proceed through the village of Tilstock, continue on into Coton and after passing the Bull & Dog Inn take the next right turn into Post Office Lane. Proceed and continue past the Bowling Green & Social Centre, at the T-Junction for Rack Lane turn right then take the next left. Continue on and take the next right hand turn into the bridleway where the property can be found after a short distance on the left 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

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

## LOCAL AUTHORITY

Council Tax Band D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002.

## VIEWING

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

## AGENTS NOTE

We are advised that there is a public right of way across the far end of the fields. This will be confirmed by solicitors during the pre-contract enquiries.

WH34866 080324



**LOUNGE**  
23' 6" x 11' 9" (7.16m x 3.58m)  
max

**DINING ROOM**  
16' 6" x 11' 4" (5.03m x 3.45m)

**KITCHEN**  
20' 7" x 7' 7" (6.27m x 2.31m)

**BEDROOM ONE**  
10' 6" x 10' 2" (3.2m x 3.1m)

**BEDROOM TWO**  
12' 1" x 8' 9" (3.68m x 2.67m)

**BEDROOM THREE**  
10' 9" x 9' 2" (3.28m x 2.79m)

**SHOWER ROOM**  
6' 8" x 5' 9" (2.03m x 1.75m)

**OUTBUILDINGS:**  
  
**WORKSHOP**  
31' 9" x 17' 3" (9.68m x 5.26m)

**STORAGE ROOM**  
10' 2" x 9' 1" (3.1m x 2.77m)

**KENNEL**  
9' 5" x 7' 7" (2.87m x 2.31m)

**OFFICE**  
17' 2" x 9' 3" (5.23m x 2.82m)

**UTILITY**  
11' 0" x 9' 3" (3.35m x 2.82m)

**SHOWER ROOM**  
9' 2" x 5' 7" (2.79m x 1.7m)

**POLY TUNNEL**  
55' 9" x 24' 7" (17m x 7.5m)

**STABLE ONE**  
14' 7" x 14' 3" (4.44m x 4.34m)

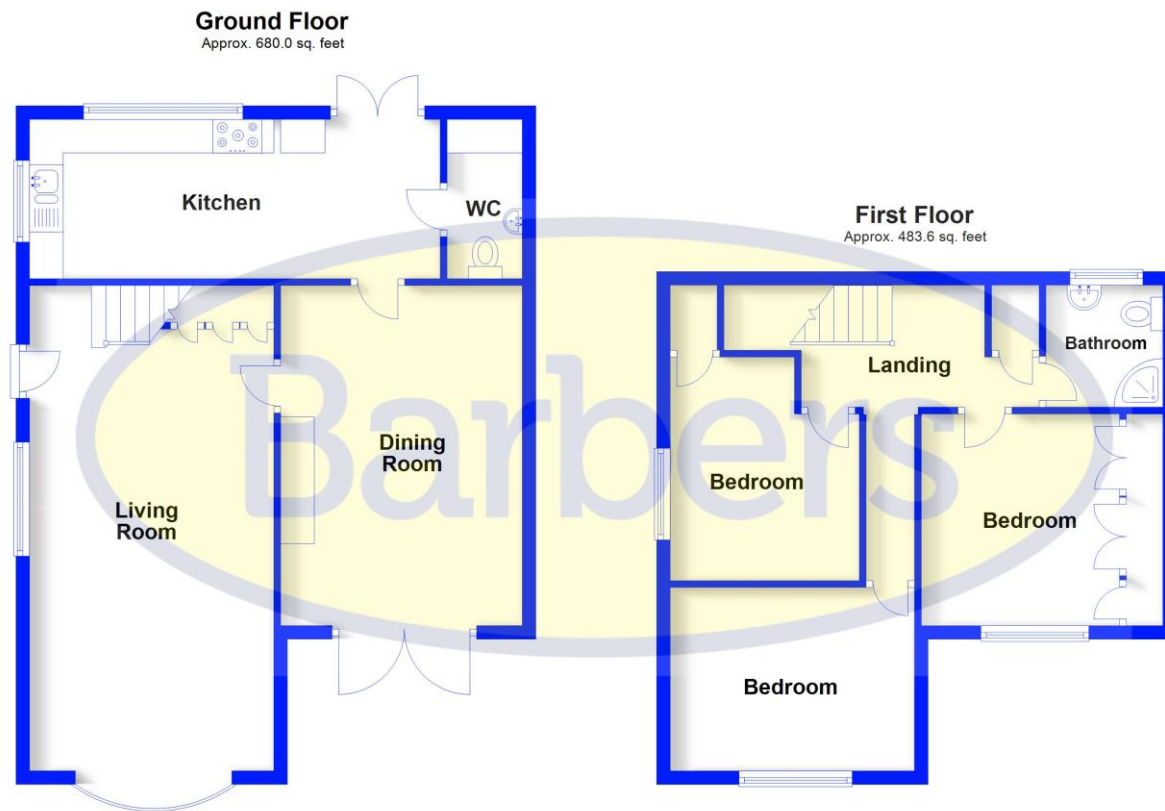
**STABLE TWO**  
14' 6" x 14' 2" (4.42m x 4.32m)

**STABLE THREE**  
14' 7" x 14' 2" (4.44m x 4.32m)

**STABLE FOUR/FOALING BOX**  
17' 2" x 16' 3" (5.23m x 4.95m)

**FEED ROOM**  
15' 9" x 6' 3" (4.8m x 1.91m)

**HAY BARN**  
35' 0" x 30' 0" (10.67m x 9.14m)



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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