



Fountain House, 2 Sedgeford, Whitchurch, SY13 1EX

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- Charming Victorian Detached House
- Three Bedrooms
- Full of Character
- With a wealth of character features

- Two Reception Rooms, Conservatory
- Lovely Corner Plot in a Popular Residential Location
- Off Road Parking and Attractive Gardens
- EPC D, Council Tax Band D, Solar Panels



Steeped in history and dating back to 1897, this beautiful Victorian detached house exudes timeless elegance and charm. Originally a former butler's house, this much loved home is brimming with original features, including stunning stained glass and leaded windows, picture rails, original flooring and period fireplaces. Set on a desirable corner plot in a popular residential area of Whitchurch, the property perfectly balances historic character with modern comfort.

As you enter you are greeted by a spacious Hallway with vibrant stained glass window, immediately setting the tone for the rest of the home. The inviting Lounge features a brick fireplace housing a cosy log burner, ideal for winter evenings. Across the hall, the Dining Room boasts original leaded windows with sandstone frame and the well-equipped Kitchen/Breakfast Room is perfect for family gatherings. A light-filled conservatory opens onto the attractive garden, providing a lovely space to relax.



Upstairs, the first floor offers three generously sized bedrooms and a Family Bathroom. The charm continues outside, where a timber five bar gate leads onto a good size gravel drive, providing ample off road parking. The garden features well maintained lawn bordered by mature hedging with a selection of established trees, including plum and cherry varieties. A decked seating area provides the ideal spot for outdoor relaxation or al fresco dining and there is also a convenient log store tucked to the side.

Conveniently located for Whitchurch town centre and local schools, this home not only offers a rich history but also a perfect setting for modern family living. It presents a rare opportunity to own a piece of Whitchurch's heritage. The property is also fitted with solar panels which are on a feeding tariff.



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## LOCATION

Situated in the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

## 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 water, drainage, gas and electricity are available. 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.

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

## DIRECTIONS

The property will be found in Sedgford and if coming out of Whitchurch town travel over the mini roundabout by the Dodington Lodge in the direction of Shrewsbury/ Newport, directly into Sedgford where the property can be found immediately on the left hand side.

## LOCAL AUTHORITY

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

## VIEWING

Please ring us on 01948 667 272 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.

WH35098 100924



LOUNGE  
16' 7" x 12' 9" (5.05m x 3.89m)

DINING ROOM  
15' 2" x 11' 4" (4.62m x 3.45m)

KITCHEN/BREAKFAST ROOM  
18' 1" x 12' 9" (5.51m x 3.89m)

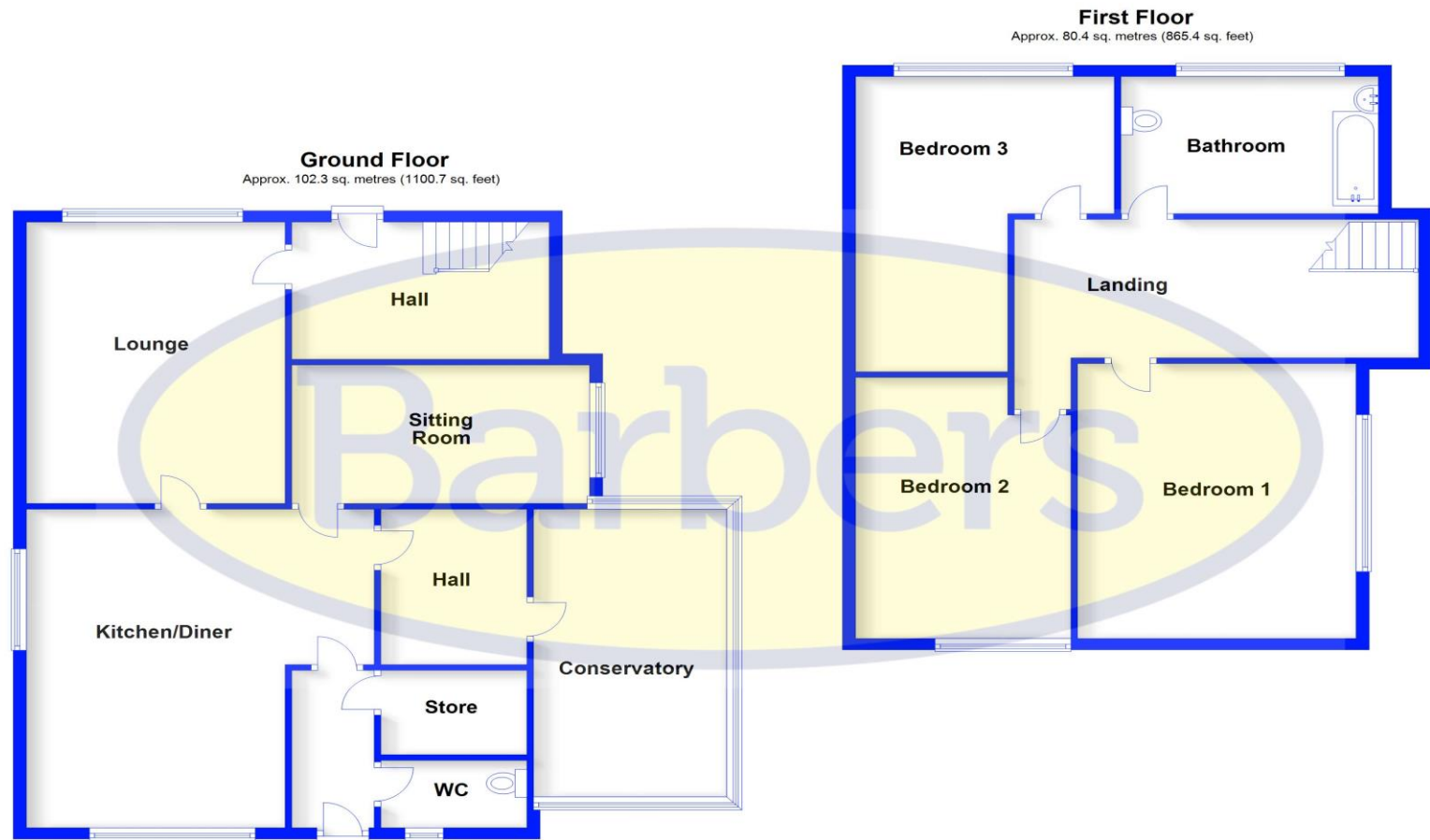
CONSERVATORY  
14' 0" x 8' 8" (4.27m x 2.64m)

BEDROOM ONE  
15' 3" x 12' 5" (4.65m x 3.78m)

BEDROOM TWO  
12' 9" x 12' 7" (3.89m x 3.84m)

BEDROOM THREE  
13' 1" x 9' 3" (4.01m x 2.82m)

BATHROOM  
8' 4" x 7' 3" (2.54m x 2.21m)



Total area: approx. 182.7 sq. metres (1966.2 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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