



Woodlands, Lower Heath, Prees, SY13 2BT

Helping *you* move



Woodlands, Lower Heath, Prees, SY13 2BT

Freehold £650,000



Nestled in the tranquil village of Lower Heath, Prees, this charming and spacious 4-bedroom detached home with 17th-century character, offering versatile interiors, character features, extensive gardens and three paddocks, equestrian facilities, and ample outdoor storage and parking.

- Extended Detached House standing in 3 acres of land and gardens
- Four Spacious Bedrooms
- Lounge with Brick Inglenook Fireplace
- Generous Kitchen/Diner and a Utility Room
- Two Stables and a Tack Room
- Three Paddocks
- EPC D, Council Tax Band D, No Upward Chain



This charming and spacious detached 4-bedroom home is set in the peaceful village of Lower Heath, Prees, combining historic character with modern family living. The entrance hall features solid wood flooring, leading to a study and a ground-floor bedroom with built-in wardrobes. At the heart of the home is the original lounge dating back to the 1600s, with exposed beams, a brick inglenook fireplace, a log burner, and sliding doors to the front garden. The large kitchen-diner offers ample storage and space to prepare meals and benefits from a dining area for casual meals, with a practical utility room off it. A formal dining room is next to the kitchen-diner, and this has a staircase leading up to a second lounge. The modern, generously sized family bathroom with separate WC completes the ground floor accommodation. Upstairs, there are three further bedrooms, one of which has a dressing room/nursery off it.





The outside space is a particular feature of Woodlands. Approached through a gated driveway, there is ample parking as well as a single and a double garage, both having workshops attached. There are gardens to the front and the rear, with the rear garden having a large patio area. For the equine enthusiasts there two stables with adjoining tack/storeroom, with loft storage space above, and three paddocks. Finally, there is a log store, mower storage, and a generator room.

This unique property offers a perfect mix of period features and countryside living, with flexible space both inside and out.



Helping *you* move

LOCATION

The property is located within the rural hamlet of Lower Heath which has a highly regarded Primary School. The market towns of Whitchurch, Market Drayton and Wem are all approximately 7 miles away, whilst the villages of Hodnet and Prees offering local shops and various facilities are approximately 3 miles away. The county town of Shrewsbury is within 15 miles.

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. Underfloor Heating available in the bathroom. Solar Panels. Infrared heating. Private Drainage 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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.

DIRECTIONS

From Whitchurch proceed on the A49 towards Shrewsbury, travel past the village of Prees and into Prees Green, thereafter take the left hand turn to the B5065 signposted Market Drayton. Woodlands is then on the left.

LOCAL AUTHORITY

From Whitchurch proceed on the A49 towards Shrewsbury, travel past the village of Prees and into Prees Green, thereafter take the left hand turn to the B5065 signposted Market Drayton. Woodlands is then on the left.

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

ENERGY PERFORMANCE

EPC D.

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

WH3842025725 13825

STUDY

10' 1" x 8' 9" (3.07m x 2.67m)

LOUNGE

22' 6" x 13' (6.86m x 3.96m)

KITCHEN/BREAKFAST ROOM

20' x 12' 8" (6.1m x 3.86m)

UTILITY ROOM

11' 1" x 4' 9" (3.38m x 1.45m)

DINING ROOM

13' 9" x 11' 5" (4.19m x 3.48m)

BATHROOM

12' 4" x 8' 6" (3.76m x 2.59m)

BEDROOM ONE

13' 1" x 12' 7" (3.99m x 3.84m)

BEDROOM TWO

12' 9" x 11' 3" (3.89m x 3.43m)

TACK ROOM

21' 8" x 14' 4" (6.6m x 4.37m)

BEDROOM THREE

12' 7" x 10' 9" (3.84m x 3.28m)

DRESSING ROOM

16' 4" x 14' 8" (4.98m x 4.47m)(max)

BEDROOM FOUR

11' 9" x 9' 7" (3.58m x 2.92m)

DOUBLE GARAGE

20' 2" x 19' 7" (6.15m x 5.97m)

LOG STORE

19' x 5' 2" (5.79m x 1.57m)

GARAGE

19' 8" x 11' 7" (5.99m x 3.53m)

STORAGE

13' 2" x 10' 9" (4.01m x 3.28m)

GENERATOR ROOM

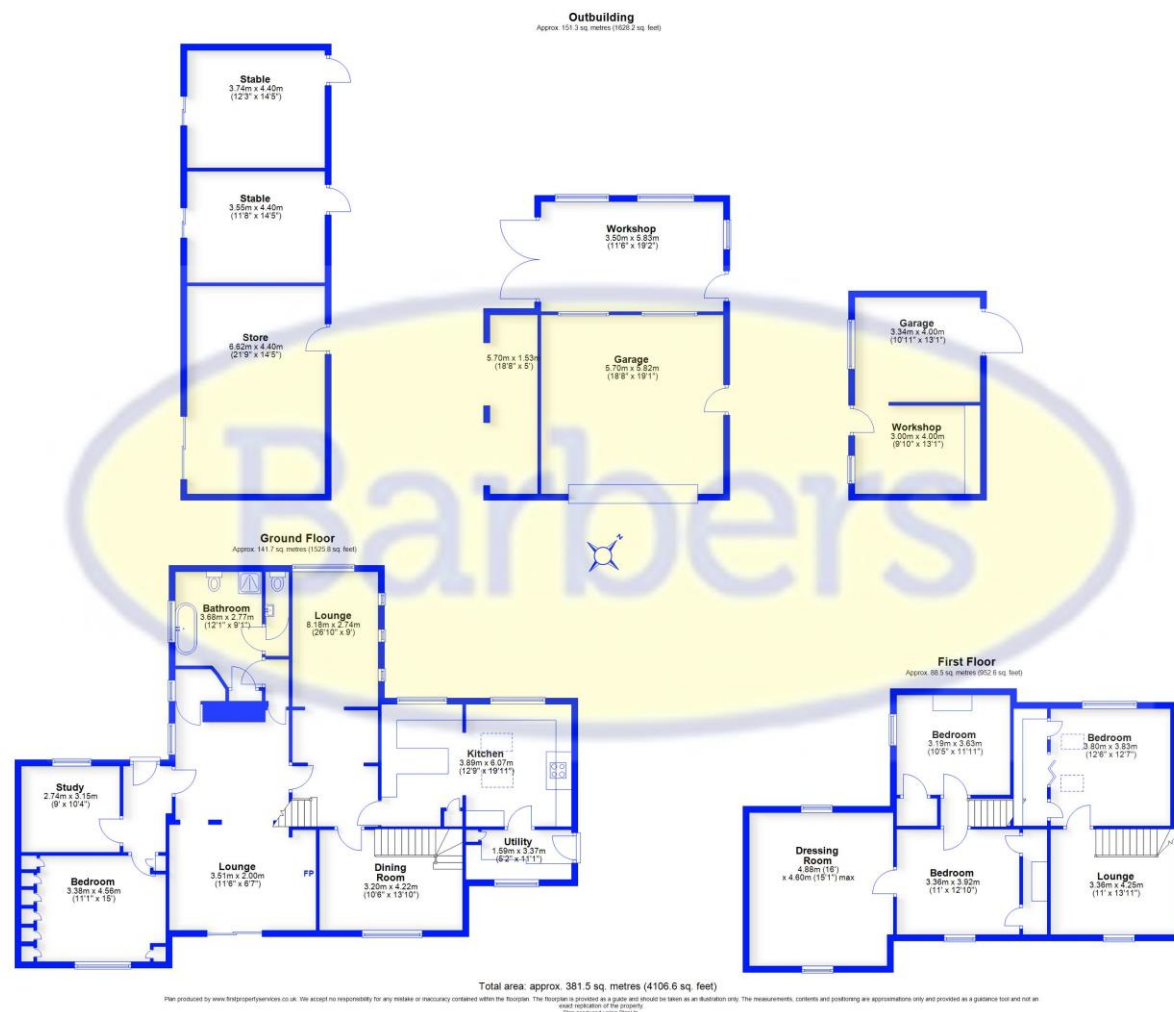
13' 1" x 9' 9" (3.99m x 2.97m)

STABLE ONE

14' 8" x 11' 6" (4.47m x 3.51m)

STABLE TWO 15' x 12' 4" (4.57m x 3.76m)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



WHITCHURCH
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667 272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

**MARKET DRAYTON
NEWPORT
SHREWSBURY
WELLINGTON/TELFORD
WHITCHURCH**