



Park Farm , Alkington, SY13 3NX

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A charming period four-bedroom farmhouse in Alkington, Shropshire, set within approximately four acres of land and featuring four reception rooms, a country-style kitchen, well-maintained dog-proofed gardens, pasture field, a stable, a workshop, and a double garage, offering the perfect blend of character, comfort, and rural tranquillity just a short drive from Whitchurch.

- Characterful Detached Four Bedroom Farmhouse
- Four Acres Of Land
- Four Reception Rooms
- Country style Kitchen With Built In Appliances
- Boot Room, Separate Utility Room and Store Room
- Master Bedroom With An Ensuite
- Two Shower Rooms
- Open Fronted Double Garage, Workshop and Stable
- EPC TBC, Council Tax Band E



The house and garden sit within approximately 0.8 acres with an adjoining 3.2 acre field, all securely fenced with extensive views of the beautiful Shropshire countryside. This charming period four-bedroom farmhouse offers an exceptional blend of character, space, and rural tranquillity. Located in the desirable hamlet of Alkington, just a short drive from the market town of Whitchurch, the property provides the perfect balance of peaceful country living with easy access to local amenities. A welcoming entrance hall leads to two spacious reception rooms. To the left is a formal dining room ideal for family gatherings or it could make a wonderful home office, while to the right, a delightful drawing room features a brick inglenook fireplace with a log-burning stove and elegant parquet flooring. Continuing through the hallway, there is a comfortable sitting room with a second log burner set within a brick fireplace surround, offering a cosy space for relaxation with access to the garden. Beyond the sitting room, a light and airy breakfast room provides an informal dining area with patio doors opening into the garden, allowing for seamless indoor-outdoor living. Adjoining this is a utility area comprising a utility





room, shower room and store room, with access to a courtyard. At the rear lies a beautiful country-style kitchen fitted with built-in appliances, with views across the garden to the field and beyond. A useful boot room provides additional storage and outside access, ideal for country life. Upstairs, there are four well-proportioned bedrooms, two of which benefit from built-in storage. The master bedroom features an en-suite bathroom and a generous storage cupboard. The remaining three double bedrooms are served by a modern shower room, ideal for family or guests. Outside, the farmhouse sits within well-maintained gardens securely enclosed with dog-proof fencing, making them perfect for family and pets. The property also includes an open-fronted double garage, an attached stable, and a workshop, providing excellent versatility for a variety of uses. The sweeping driveway offers ample off-road parking. The total plot, extending to approximately four acres, provides space for leisure, smallholding or equestrian pursuits.



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LOCATION

The property is situated in a delightful rural location yet is also within easy access of Whitchurch town centre. Whitchurch is a busy, historical market town 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 electricity and water are available. Air source heating. Solar Panels. Private drainage via a treatment plant shared between neighbouring barn conversions. 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, take Alkington Road out of the town. After passing under the bypass, continue for approximately half a mile. Take the second turning on the right, just by Alkington Hall. Follow this lane and Park Farm is located on the right-hand side.

ENERGY PERFORMANCE

Tbc.

LOCAL AUTHORITY

Council tax band E. 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

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.

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DINING ROOM

16' 9" x 11' 2" (5.11m x 3.4m)

DRAWING ROOM

16' 9" x 15' 2" (5.11m x 4.62m)

SITTING ROOM

14' 2" x 14' (4.32m x 4.27m)

BREAKFAST ROOM

13' 3" x 12' 8" (4.04m x 3.86m)

KITCHEN

14' x 9' 8" (4.27m x 2.95m)

BOOT ROOM

13' 3" x 5' 2" (4.04m x 1.57m)

UTILITY ROOM

5' 8" x 4' 7" (1.73m x 1.4m)

MASTER BEDROOM

14' 1" x 12' 5" (4.29m x 3.78m)

ENSUITE

10' 1" x 9' (3.07m x 2.74m)

BEDROOM TWO

17' 5" x 11' 8" (5.31m x 3.56m)

BEDROOM THREE

15' 6" x 10' 9" (4.72m x 3.28m)

BEDROOM FOUR

14' x 10' 1" (4.27m x 3.07m)

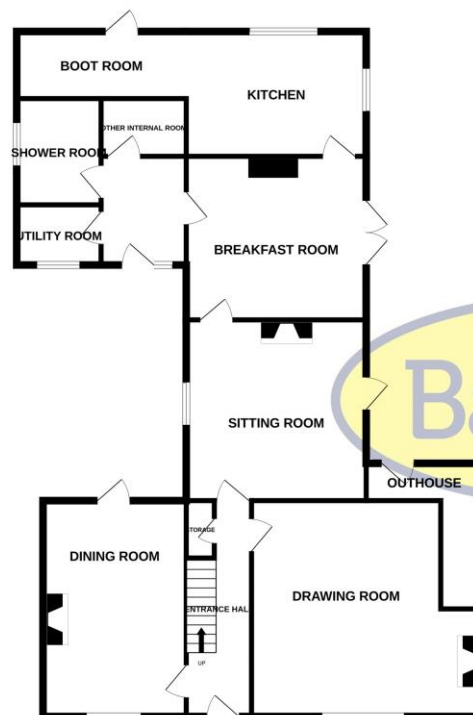
SHOWER ROOM

13' 4" x 6' (4.06m x 1.83m)

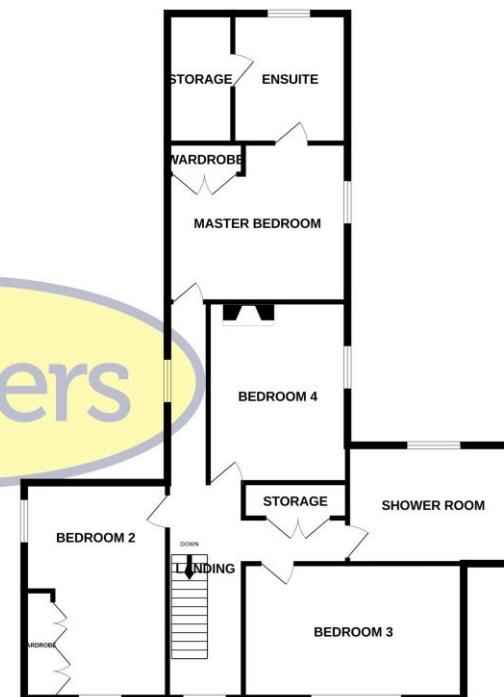
DOUBLE GARAGE

18' 9" x 18' 3" (5.72m x 5.56m)

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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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
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