



FOR SALE

Offers in the region of £775,000

Yew Trees Faults Green, Whitchurch, SY13 2AS

A much improved and extended detached country home boasting over 2,600 sq ft of well appointed living accommodation, alongside generous gardens containing a versatile garage block which extend to around 0.76ac and border open countryside, idyllically situated in a quiet hamlet convenient for Whitchurch.



FOR SALE

Prees (2.5 miles), Whitchurch (6 miles), Shrewsbury (17 miles), Chester (24 miles)

All distances approximate.



- Beautifully Appointed
- Over 2,600 sq ft
- Gardens ext. to circa 0.78ac
- Versatile Garage Block
- Nestled Against Open Countryside
- Rural yet Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer Yew Trees in Faults Green, Nr Whitchurch, for sale by private treaty.

Yew Trees is a much improved and extended detached four-bedroom country home which has been lovingly maintained by the current vendors to now provide over 2,600 sq ft of sympathetically appointed and effortlessly versatile living accommodation arranged across two generously proportioned floors.

The property proudly stands in a prominent position within wonderful gardens which extend, in all, to around 0.78 acres, with gated access leading on to a sweeping driveway flanked by expanses of manicured lawns, alongside an attractive paved patio area which offers views across open farmland. The property is further complemented by a versatile garage block situated on the eastern boundary.

SITUATION

Yew Trees occupies a particularly pleasant position nestled against a backdrop of open farmland on the periphery of the rural hamlet of Faults Green, which provides a traditional and welcoming setting whilst retaining a convenient proximity to the nearby village of Prees, which offers a respectable range of day to day amenities, including School, Medical Facilities, and Convenience Store, alongside a train station offering access to the wider area. Faults Green lies broadly equidistant between the towns of Wem, Whitchurch, and Market Drayton, all of which enjoy a broader range of amenities; with the county centres of Wrexham and Shrewsbury positioned to the north and south respectively.

W3W

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DIRECTIONS

Leave Whitchurch to the south via the A41, continuing for around 3.3 miles until a right hand turn (signposted Hodnet/Wem) leads on to the B5065. Proceed for a further 0.8 miles where a left hand turn leads on to a quiet country lane, where, approximately 0.7 miles later, the property will be situated on the left and identified by a Halls "For Sale" board.

SCHOOLING

The property is conveniently placed for access to a number of well regarded state and private schools, including Lower Heath C of E Primary, Prees C of E Primary, Physis Academy, Moreton C of E Primary, The Thomas Adams School, Sir John Talbot's School, Acorn Wood, Ellesmere Academy, Packwood Haugh School, and Moreton Hall.

THE PROPERTY

The property provides principal access via a covered external Porch which opens into an impressive Entrance Hall with recessed storage and Cloakroom, from where a door opens immediately to the right into a well proportioned and sympathetically designed Kitchen/Dining Room which boasts a fully fitted kitchen, dual-aspect windows, and patio doors which exit onto the garden, alongside ample space for seating or dining areas, allowing the room to serve as the heart of this wonderful home.

Turning left from the Entrance Hall, one enters a cosy Dining Room, ideal for entertaining or intimate family moments alike or for use as a home office or games room, with dual-aspect windows complemented by a multi-fuel burner, as well as a door which opens into a porch offering secondary access. The ground floor accommodation is completed by a wonderfully bright and open-plan Living Area which extends to over 10m in length and boasts bi-fold doors which look out onto the unspoilt farmland to the north.

Stairs rise to the first floor where a landing provides access into four well-proportioned bedrooms, each enjoying elevated views across the unspoilt countryside beyond, and with Bedroom One benefitting from an En-Suite Shower room comprising a modern white suite.

OUTSIDE

The property is elegantly positioned within generous gardens which extend, in all, to around 0.78ac; with electrically operated gates opening on to a sweeping tarmac driveway which culminates at ample space for multiple vehicles.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



The gardens are presently laid to large expanses of lawn, these interspersed by a number of established trees and floral beds, with, situated to the west of the property, a delightful elevated patio area which houses a timber pergola and represents a wonderful spot for outdoor dining and entertaining, whilst adjoining open countryside and enjoying far-reaching views across the unspoilt farmland beyond.

GARAGE BLOCK

Turning right off the driveway, access is provided to a substantial and attractively designed Garage Block (approx. 10.60m x 5.50m) with external timber cladding and central clocktower, alongside concrete floors, two metal-shutter access doors, and with power and light laid on. Whilst serving as an ideal space for vehicular/machinery storage, the block may offer potential for a variety of onward usages beyond storage.

THE ACCOMMODATION COMPRISES:

- Ground Floor -
Entrance Hall:
Kitchen/Dining Room: 7.38m x 4.62m
Snug: 4.17m x 4.07m
Living Room: 10.11m x 4.47m
Cloakroom:

- First Floor -
Bedroom One: 7.37m x 4.62m
En-Suite:
Bedroom Two: 6.13m x 3.96m
Bedroom Three: 4.07m x 4.05m
Bedroom Four: 3.81m x 2.65
Family Bathroom:

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is shown as being within council tax band D on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

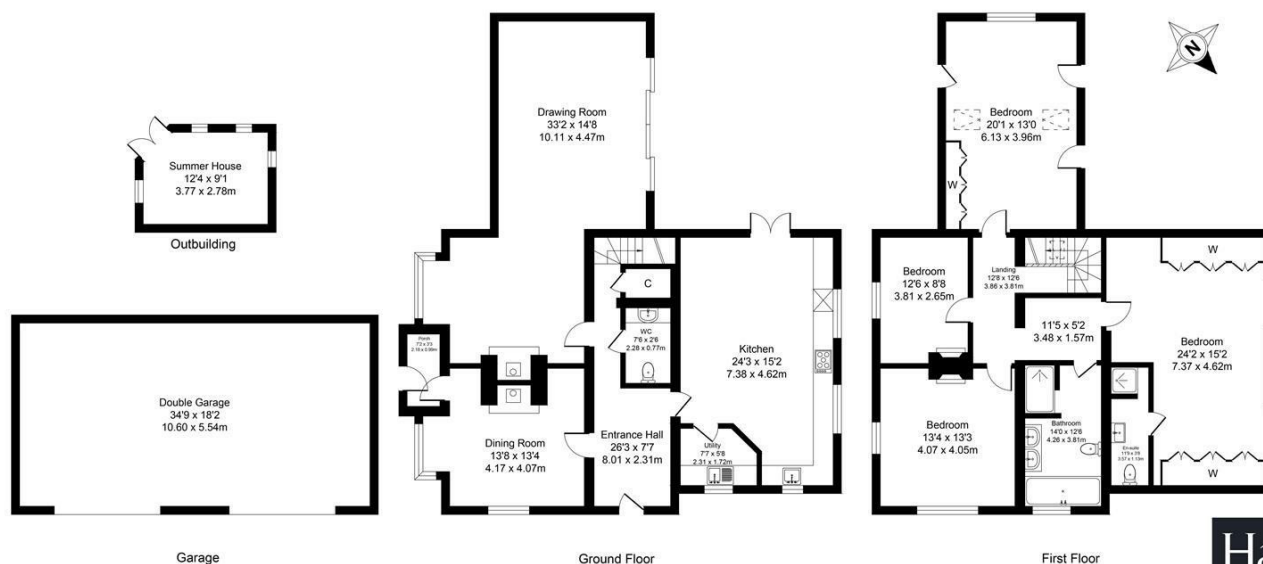
VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

FOR SALE

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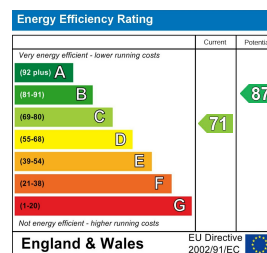
Approximate Area = 2623 sq ft / 243.7 sq m
 Garage = 632 sq ft / 58.7 sq m
 Outbuilding = 108 sq ft / 10.0 sq m
 Total = 3363 sq ft / 312.4 sq m
For identification only - Not to scale



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 622602

Ellesmere Sales

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