

**FOR SALE**

Offers In The Region Of £600,000

Oaklands Nook Lane, Weston, Shrewsbury, SY4 5LP

A most appealing and attractively proportioned mature detached country house with generous size lawned gardens, versatile outbuilding range/stable, menage and grazing land, whilst set amidst delightful countryside in a sought after location. In all about 2.7 acres.



Mileages: Shrewsbury 14 Miles, Whitchurch 9.5 Miles, Wem 5 Miles, Market Drayton 10 Miles, Telford 19 Miles



- Equestrian opportunity
- Improved detached house
- Generous gardens
- Versatile outbuilding/stables
- Menage and land - total 2.7 acres
- Lovely rural location

DIRECTIONS

From Shrewsbury proceed north along the A49 (Whitchurch Road). Pass through Preston Brockhurst and then after the turning for Weston-under-Redcastle, continue for about 1 mile and on reaching a 50mph speed limit sign take the next turning right onto Nook Lane. Follow this private road around a sharp left hand bend and then the property will be seen after about 75m on the right hand side.

SITUATION

The property occupies a most attractive and unspoilt rural location, along a private lane, providing delightful views over farmland to both the front and rear, which is a beautiful setting for those seeking a rural retreat, whether they be families, retirees or professionals. Local amenities can be found at a number of local centres, including Wem which has a selection of shops, supermarket, social and leisure facilities, together with a rail service. Similar amenities can be found at Whitchurch or a more comprehensive range at Shrewsbury. Commuters will find the property is well placed for a number of commercial centres in the region including Chester, Crewe, Telford, The Potteries and Wolverhampton.

DESCRIPTION

Oaklands is a wonderful opportunity to acquire an attractively improved detached country property with outbuildings and land for equestrian or other such livestock use.

Set back from a quiet private lane, the traditional house boasts a double fronted design, surrounded by generous size lawned gardens.

The house has been extensively improved including the installation of new double glazed windows, whilst the interior has been extensively modernised. The spaciouly proportioned layout will no doubt appeal to a wide range of buyers. The two main reception rooms have engineered wood flooring and the lounge in particular has an attractive exposed brick fireplace with a wood burning stove. The adjacent kitchen offers an open plan arrangement with comprehensive cupboard space, though there is scope to upgrade in this area. A new modern range cooker has been fitted and there is ample space for a dining/breakfast table, together with a small living area, which has a lovely outlook through the patio door onto its own land to the rear. On the first floor there are three good bedrooms, all served by a beautifully fitted out contemporary bath/shower room.

Outside, there is useful parking space for a number of vehicles, horse trailer etc. The main outbuilding range has been in use as kennels and a workshop, however, this could easily be utilised as two stables. Adjacent to the house is a useful brick utility/store which incorporates wash and WC facilities.

The land is contained within a ring fence immediately to the rear, generally level and offers productive grazing. In addition there is a professionally laid menage, though in need of some surface maintenance. The main field could be easily divided into two if required.

IN ALL EXTENDING TO APPROXIMATELY 2.7 ACRES.

A FULL INSPECTION OF THIS PROPERTY IS RECOMMENDED IN ORDER TO APPRECIATE ITS MANY FEATURES.



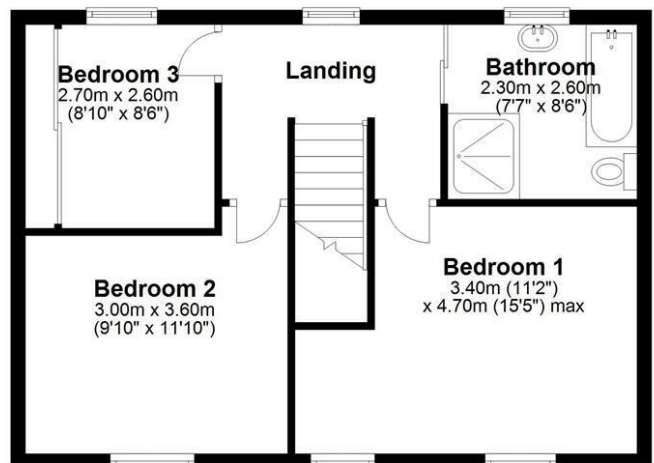
Ground Floor

Approx. 69.1 sq. metres (744.3 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.1 sq. feet)



Total area: approx. 118.2 sq. metres (1272.4 sq. feet)

The Oaklands

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



ACCOMMODATION

PORCH

ENTRANCE HALL

With Victorian tiled floor. Staircase rising to the first floor.

FAMILY ROOM/STUDY

With oak effect flooring. TV point. Window aspect to the front.

LOUNGE

With oak effect flooring. Exposed brick fireplace with raised slate and brick hearth having wood burning stove. Side and front window aspects.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

With quarry tiled floor. Extensive granite effect work surfaces with tiled splash and built in one and a half bowl sink unit. Extensive range of antique oak effect faced base and eye level cupboards with pewter style handles. Inset free standing new LEISURE CUISINE MASTER RANGE COOKER - Gas/Electric (5 ring hob, grill and 2 ovens). Tiled splash with arch recess and overmantle. Space and plumbing for washing machine. Space for refrigerator. Wall mounted VAILLANT LPG CENTRAL HEATING BOILER. Side external entrance door. Fitted seating area with double glazed sliding patio door leading out to the rear. Eye level TV connection.

FIRST FLOOR LANDING

With exposed pine work.

BEDROOM 1

With deep recess. Twin window aspect to the front.

BATH/SHOWER ROOM

Beautifully fitted out with oak effect flooring. Contemporary twin ended bath tub with chrome mixer free standing tap and shower attachment. Wall hung vanity unit with wash hand basin. WC. Feature tiled wall. Tiled shower cubicle with direct feed shower unit. Splash glass screens with decorative tree artwork.

BEDROOM 2

With oak effect flooring. Feature decorated part wall.

BEDROOM 3

With fitted wall to wall wardrobe range having sliding doors.

OUTSIDE

Approached through a timber gated entrance onto a gravelled driveway with parking area and ample space for a number of vehicles. Adjacent lie a range of open fronted stores ideal for logs, timber or other such materials.

THE GARDENS

These are of a good size with a particularly generous size lawn to the front and side, whilst incorporating a lovely mature purple beech tree and silver birch with hedgerow running along its front boundary. A small section of lawn extends around the house to the rear with a CONTRETED PATIO AREA, which may also provide a base for an additional storage outbuilding if required. To the rear of the house is a generous size decorative gravelled area with part raised borders. External cold water tap. Brick/slate UTILITY/STORE with vanity unit, wash hand basin and WC. Power and lighting.

MULTI-PURPOSE OUTBUILDING

This is located adjacent to the parking area/garden with a gated access to the side to a further TRAILER PARKING AREA. The versatile building comprises of a range built of mainly concrete block, colour washed and metal sheeted/concrete tiled roof comprising: STORE ROOM (15'4 max x 11'10) - with power and lighting. Suitable as a workshop/hobbies room or stable. KENNEL (15'3 x 11'7) - Tiled with power and lighting, tiled floor. Three access doors to an enclosed adjoining COVERED DOG RUN. The Kennels could easily be divided into three, whilst having external entry doors leading out to a hard paved area and PADDOCK adjoining.

THE LAND

This comprises of two well fenced grazing paddocks, generally level and suitable for horses, alpacas or other such livestock. Adjacent to the land is an enclosed professionally laid MENAGE, rubberised/sand, however requiring maintenance. to the surface. THE WHOLE EXTENDS TO ABOUT 2.7 ACRES.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid, blinds and light fittings are included. Only those items described in these particulars are included in the sale.

**SERVICES**

Mains water and electricity are understood to be connected. Foul drainage is to a modern treatment plant. LPG central heating system. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@halls.gb.com

Oaklands Nook Lane, Weston, Shrewsbury, SY4 5LP

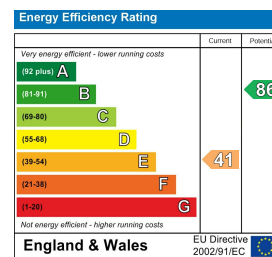
This plan is for illustrative purposes only and is excluded from the Contract. Reference should be made to the Land Registry plan.



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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 Rating



01743 236 444

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