



THE ORCHARD HOUSE

CHAVEL | FORD | SHREWSBURY | SY5 9LB





THE ORCHARD HOUSE

CHAVEL | FORD | SHREWSBURY | SY5 0LB

Shrewsbury 8.4 miles | Oswestry 16.6 miles | Telford 20.5 miles
(all mileages are approximate)

AN ATTRACTIVE AND EXTENDED SUBSTANTIAL PERIOD FAMILY HOME,
OFFERING INCREDIBLY OPEN AND SPACIOUS ACCOMMODATION, SET IN
A SEMI-RURAL POSITION WITH LOVELY GARDENS AND VIEWS.

Lovely large sitting/dining room
Kitchen/breakfast and bar area
Front and rear gardens extending to approximately 0.5 acres
Large tarmacadam driveway with parking for multiple vehicles
Planning permission for a further extension and garaging



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury, proceed to the A5 bypass and continue west along the A458 Welshpool Road to Ford. On arrival at the village, the property will be seen on the left hand side.

What Three Words - ///award.highlighted.reserved

SITUATION

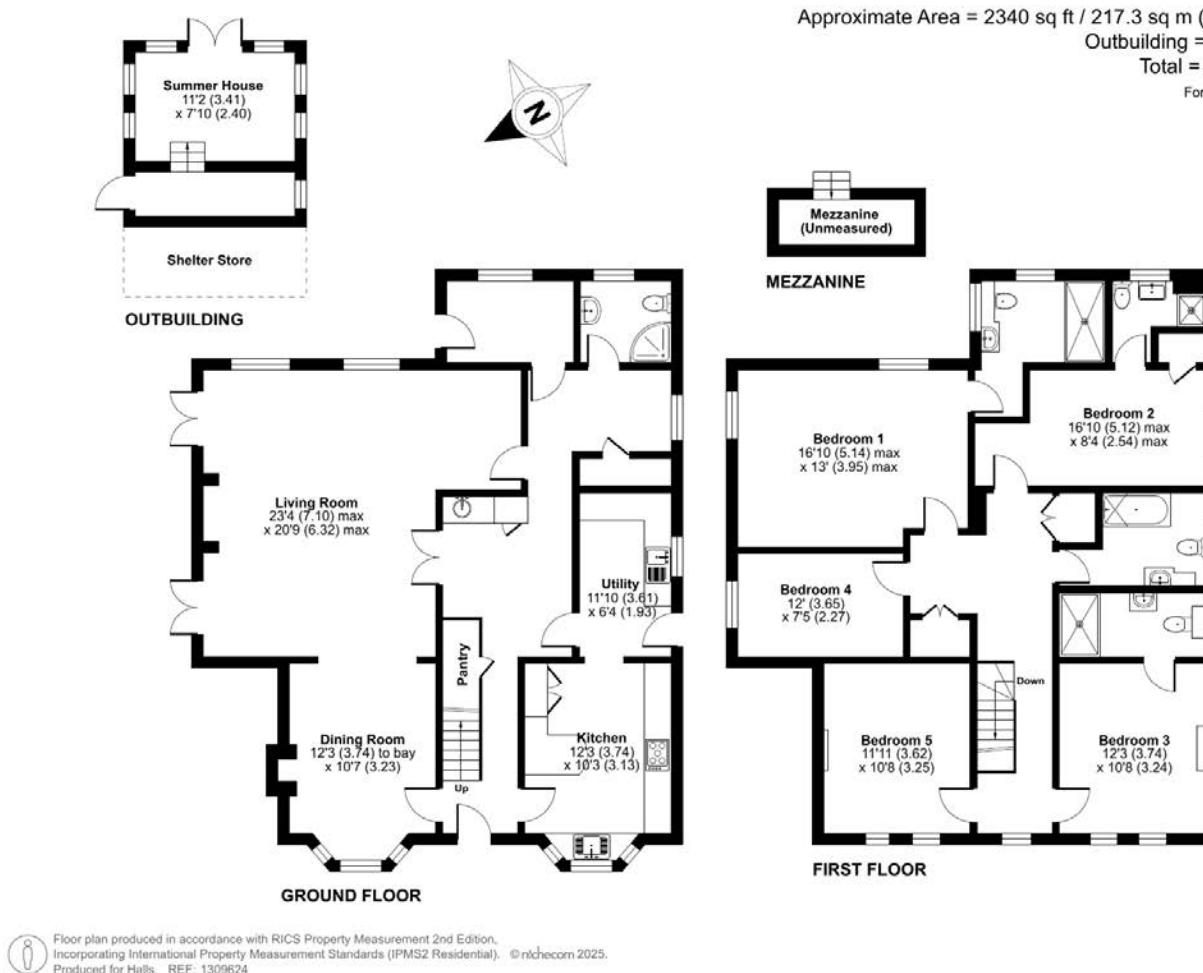
The property is located on the fringe of the popular village of Ford, which provides a primary school, fish and chip shop, Indian restaurant and service station/convenience store. Shrewsbury town is easily accessible and within a short drive, providing an excellent shopping centre, social and leisure facilities, a range of state and private schools and a rail service. Commuters have good road links via the A5 to the M54 and thereon to Telford and Wolverhampton. Alternatively to the north, Oswestry and road links to Wrexham and Chester. Welshpool is also commutable and provides the gateway to Mid Wales and the Welsh Coast.

PROPERTY

The Orchard House is a detached double fronted property that has been extended and updated throughout, offering a superb family home with flexible, incredibly well proportioned family accommodation set over two floors.

Occupying a lovely position and situated centrally in large gardens extending to approximately ½ an acre, the property is believed to have been built just before the First World War.

The accommodation is incredibly well presented and has a wonderful flow through the ground floor. There are entrances from both the front and rear of the property, with the driveway now being to the rear, this is the door that is most often used.



There is a small entrance hall that leads through to an inner reception hall where there is a cloaks cupboard and separate guest WC. The main living area, which is a spectacular open plan double reception room, is currently used as the sitting and dining room. A vast room, perfect for entertaining, has a tri-aspect view of the gardens, a brick fireplace with a wood burning stove, two sets of French Doors leading to the patio with gardens beyond and a bay window in the original part of the house.

Centrally positioned on the ground floor is a bar/drink area that has a sink, a selection of units and a built in fridge with a pantry cupboard located off it. The kitchen has a good range of wall and floor units, granite work tops, a Rangemaster cooker with built in extractor above, built in microwave, sink with mixer tap and a breakfast bar. The utility area is an extension to the kitchen and has a further sink, space and plumbing for a dishwasher and washing machine. There is an access door here to the side patio



and covered BBQ area.

On the first floor there are 5 beautifully presented bedrooms, 3 of which have recently updated en-suite shower rooms. The 2 bedrooms without en-suite facilities are served by the family bathroom.

OUTSIDE

The property is approached over a an incredibly large tarmac driveway which has parking for multiple vehicles. A wall separates the driveway from the rear gardens and has a double gated access for lawn mowers etc.

The rear gardens have a summer house with electricity and this wraps around to the front gardens which again are mostly laid to lawn. Splitting the lawned areas is a lovely large flagged stone patio perfect for alfresco entertaining. The front gardens lead away from the house to a vegetable patch area, chicken run and a selection of garden sheds.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – E



RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars.

BOUNDARIES, ROADS & FENCES

The purchaser/s shall be deemed to have full knowledge of the boundaries and neither the vendor, nor the agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



