

BOWEN

PROPERTY SINCE 1862



Offers in Excess of £450,000

 3 Bedrooms  2 Bathrooms  2.2 Acres (0.89 ha)

The White House, Hollins Lane, Tilstock,
Whitchurch, SY13 3NU

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General Remarks

Bowen are favoured with instructions to offer this three-bedroom detached smallholding for sale by private treaty. The property is set on a generous plot of approximately 2.2 acres (0.890 hectares), enjoys attractive good size gardens with open countryside surrounding. Various outbuildings are also included. This property requires a sympathetic scheme of modernisation. The accommodation is arranged over three floors briefly comprising: Entrance Hall, Three Reception Rooms, Conservatory, Kitchen, Utility, Shower Room, Three Bedrooms (one with Ensuite, one with Dressing Room) and a Family Bathroom.

No Upward Chain

Location: This property is located on the outskirts of the village of Tilstock near the market town of Whitchurch. The village of Tilstock has the benefit of a primary school, church, village hall, public house and bowling club. The Roman town of Whitchurch with a great selection of amenities is about 3 miles away whilst Shrewsbury, Nantwich & Crewe, Chester, Wrexham and Oswestry are all easily accessible. The M54 can be accessed in a 30 minute drive with direct links towards the West Midlands and South.



Accommodation

Entrance Hallway: Tiled floor and panelling to walls. Doors leading into:

Lounge: 16' 1" x 12' 2" (4.9m x 3.71m) Open fireplace with wooden surround and mantle.

Sitting Room: 14' 3" x 10' 1" (4.34m x 3.07m) Two large built in storage cupboards.

Garden Room: 16' 0" x 6' 5" (4.88m x 1.96m) Built in storage cupboards, door leading outside to a secure yard. Doors leading into:

Drawing Room: 21' 1" x 22' 0" (6.43m x 6.71m) Open fireplace with wooden mantle and surround including seating. Oak flooring and panelled walls, ceiling rose including chandelier and wood burner. Leaded bay window with stained glass panels and an oak bench.

Kitchen/Dining Room: 23' 8" x 13' 7" (7.21m x 4.14m) Beams to ceiling, range of matching floor and wall cupboards with worktop over, electric oven, dishwasher, breakfast bar and multi fuel Rayburn.

Utility Room: 15' 8" x 10' 5" (4.78m x 3.18m max) Floor cupboards with worktop over, sink. Door leading to outside.

Shower Room: 10' 1" x 4' 4" (3.07m x 1.32m) Electric shower, wc and a sink.

Staircase to first floor and landing area:

Bedroom One: 16' 2" x 8' 7" (4.93m x 2.62m) Airing cupboard.

Ensuite: Electric shower, wc and wash hand basin.

Bedroom Two: 10' 3" x 10' 2" (3.12m x 3.1m)

Family Bathroom: 7' 2" x 5' 7" (2.18m x 1.7m) Suite comprising corner bath, wc and wash hand basin.

Box Room radiator.

Staircase to second floor:

Bedroom Three: 17' 5" x 9' 9" (5.31m x 2.97m) Dual aspect windows.

Dressing Room: 8' 4" x 7' 8" (2.54m x 2.34m)

Outside: An extensive driveway leads to the property. Large mature gardens mainly laid to lawn with feature pond. Variety of established shrubs, plants and fruit trees, paddock, stable and numerous outbuildings. Approx 2.2 acres (0.890 hectares) of land.

Tenure: We understand the property is freehold with vacant possession upon completion.

Council Tax Band 'E' EPC Rating 14|G:

Directions: Leave Ellesmere on the A495 signposted Whitchurch, bear left and continue for 8.1 miles. Turn right onto A525 for 1.1 miles. At the roundabout take the third exit onto A41, at the next roundabout take the fourth exit onto Tilstock Road. Stay on this road for 1.5 miles before turning right. Once in the village turn onto Hollins Lane. Follow this road for 0.4 miles, the property will be found on the left hand side

What3Words:///originals.desiring.removals

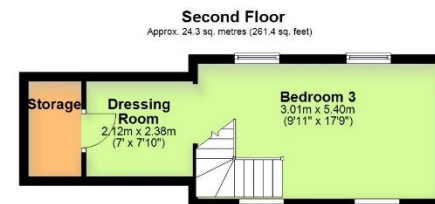
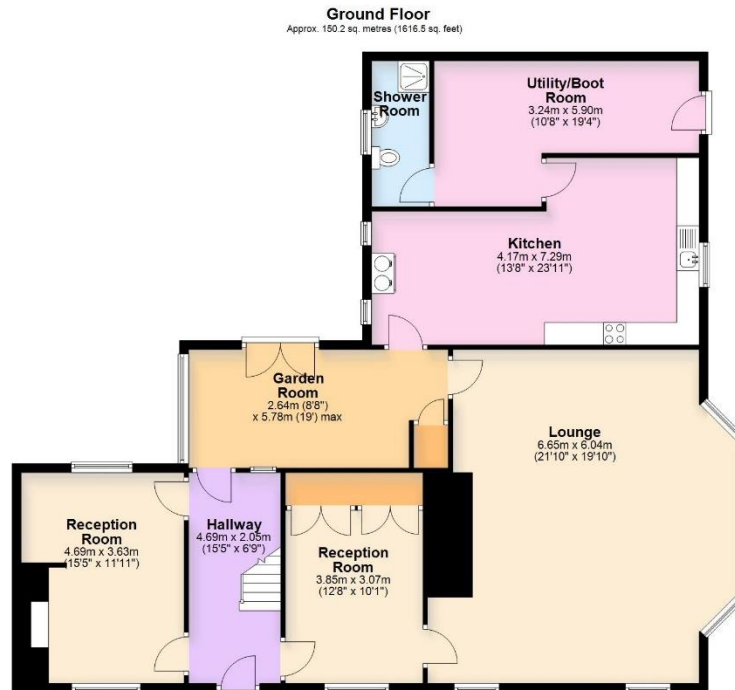
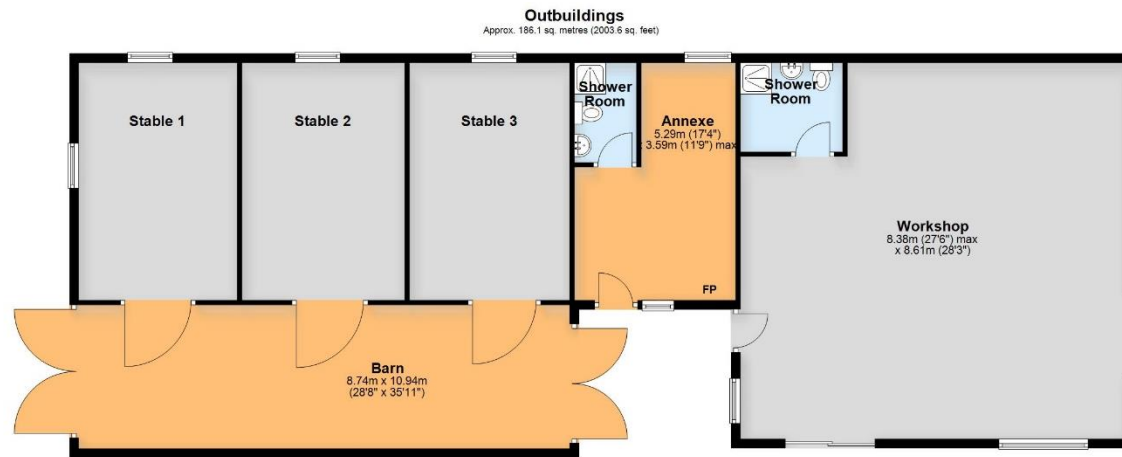
Viewings and Further Information: Viewings are strictly by appointment through the sole selling agent's. For further information or to book a viewing please contact the Ellesmere Office on 01691 622534.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000.









Total area: approx. 405.6 sq. metres (4365.5 sq. feet)