

4.13

# BOWEN

PROPERTY SINCE 1862



Asking Price £895,000

 4 Bedrooms  2 Bathrooms  4.13 acres (1.71 ha)

Woodside, Lacon Street, Prees,  
Whitchurch, SY13 2EP

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### General Remarks

Spacious impressive country house set within approximately 4 acres to include a paddock on the edge of the village of Prees. Stunning views of Hawkstone Follies and beyond. The property offers flexible living accommodation which has been finished to the highest of standards together with manageable gardens, double garage and workshop.

A rare opportunity to acquire an individual detached country property standing in 4.13 acres (1.70 ha) or thereabouts to include a 2.11 acres (0.85 ha) paddock with stable block. Constructed in 2016 to a high specification 'Woodside' is a well-proportioned modern property offering spacious versatile accommodation commanding far reaching views over the surrounding countryside.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Location:** Woodside enjoys a most enviable position set back off a private road with no through lane situated on the outskirts of the village of Prees in the picturesque North Shropshire countryside close to the Welsh border. The property is within easy access to the A495, A49 & A41 and the neighbouring market towns of Whitchurch, Wem and Ellesmere provide a range of amenities and schools with train stations in Prees, Wem, Whitchurch & Shrewsbury.

The village of Prees offers local shops including a Post Office, medical centre, primary school and a mains line railway station. Hawkstone Park Follies and golf club is within approximately 5 miles.

### Accommodation

**Open Fronted Entrance Porch with Entrance Door:** external wall lighting

**Entrance Hall:** 16' 2" x 11' 6" (4.93m x 3.50m) spotlights to ceiling.

**Study:** 14' 8" x 12' 6" (4.48m x 3.80m) Dual aspect with french doors to outside. Access to cloakroom which also serves the utility.

**Lounge:** 16' 3" x 16' 1" (4.96m x 4.90m) Dual aspect windows with large bay window to the fore. Open fireplace set in brick surround with concealed lighting, set on a raised slate hearth and slate mantel.

**Dining Room:** 13' 10" x 12' 2" (4.21m x 3.71m) Quadruple full length glazed panels incorporating centre french doors opening onto patio area.

**Fully Glazed Conservatory:** 15' 7" x 13' 10" (4.75m x 4.21m) French doors from three sides opening onto wraparound patio area, wall lights.

**Kitchen/Breakfast Room:** 13' 5" x 11' 6" (4.09m x 3.50m) Porcelain tile flooring, spotlights to ceiling. Range of fitted wall cupboards and matching base units with worktop surface and upstands, floor to ceiling cupboards to one wall incorporating integrated refrigerator/freezer and soft close pull-out larder unit.

'Rangemaster' dual fuel cooker with 5 ring gas hob and double electric oven with tile splash and extractor hood above. 1.5 sink unit and drainer, integrated dishwasher. Breakfast bar area.

**Utility Room:** 14' 5" x 9' 8" (4.40m x 2.94m) Porcelain tile flooring, spotlights to ceiling. 1.5 stainless steel sink unit and drainer with matching base units, worktop surface above, spaces for washing machine and dryer. Built-in floor to ceiling store cupboard. Laundry cupboard with slatted shelves, small radiator and cloak rack. Store housing IVT ground source cylinder. Door to outside.

**Cloakroom:** 'Jack & Jill' Serving the study and utility. Porcelain tile floor, low flush w.c, vanity sink basin, extractor fan.

**Spindle staircase from reception hall leading to the Galleried Landing:** spotlights to ceiling, radiator. Access to roof space via loft ladder.

**Bedroom One:** 16' 3" x 8' 3" (4.96m x 2.51m) Dual aspect windows. walk-in wardrobe with hanging rail and shelves, radiator.

**En-suite Shower Room:** Fully tiled corner shower cubicle with shower mains fed, pedestal wash hand basin, shaver point, low flush w.c, heated towel rail, partly tiled walls and spotlights to ceiling.

**Bedroom Two with Glass Balustrade Balcony:** 13' 5" x 12' 4" (4.09m x 3.75m) Dual aspect with double doors onto the balcony providing idyllic views. Radiator. This room lends itself to provide a second living room if so desired.

**Bedroom Three:** 11' 6" x 10' 6" (3.50m x 3.21m) Radiator

**Bedroom Four:** 14' 2" x 12' 6" (4.33m x 3.80m) Radiator











