

Asking Price £895,000

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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WCF 1862

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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 expressively 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: $16' 3'' \times 16' 1'' (4.96m \times 4.90m)$ 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













Family Bathroom: 12' 11" x 9' 8" (3.94m x 2.94m) spotlights to ceiling. Matching suite comprising panel bath with shower attachment, fully tiled shower cubicle with shower fed from mains and shower screen, pedestal wash hand basin, shaver point, low flush w.c, bidet.

Outside: Woodside is approached over its own private lane onto a driveway off which there is ample parking and turning space. The property stands in gardens and grounds of approximately 2.12 acres (0.85 ha) and is predominately laid to lawn which wraps around the house with some planted borders. Hedged boundaries to the perimeter with a large variety of mature trees to include copper beech, silver birch and horse chestnut.

The garden is varied with a small copse area and two large wildlife ponds.

Double Garage & Workshop: Constructed of brick under a tile roof. Potential for conversion to a separate annexe subject to the necessary planning consents.

Double Garage with Mezzanine above: 20' 11" x 18' 6" (6.37m x 5.63m) concrete base, side personnel door. External wall tap.

Workshop: 20' 11" x 11' 7" (6.37m x 3.54m) concrete base, side personnel door and windows, power and light.

The Land: Enclosed paddock with separate access and water available. Down to grass and extending in all to 2.11 acres (0.85 ha) or thereabouts.

Plan: For identification purposes only.

Detached Stable Block consisting of three loose boxes- Hardcore area to the fore.

Stable One: 11' 7" x 11' 4" (3.52m x 3.45m)

Stable Two: 11' 7" x 11' 9" (3.52m x 3.57m)

Stable Three: 11' 7" x 8' 5" (3.52m x 2.57m)

Hay/Storage Barn: 19' 2'' x 15' 4'' (5.84m x 4.68m) Timber construction under a galvanise sheet roof.

Services: Mains electricity and water are understood to be connected. Ground Source heating. Private drainage.

EPC Rating 89|B Council Tax Band ' '

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

Viewing & Further Information: For further information or to arrange a viewing please contact the sole selling agent's Ellesmere office on (01691) 622534.

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

Directions:

From Whitchurch proceed along the A41 then onto the A49 signposted Shrewsbury. Continue along the A49 into the Parish of Prees continue through the village passing the Church and Primary School on the right into Lacon Street. Proceed along Lacon Street for approximately one mil where Woodside will be identified on the right handside by the agents for sale board.

What3Words:///uncouth.broth.carrots:



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