

**FOR SALE**

Offers In The Region Of £450,000

## Church Cottages Cross End, Prees, Whitchurch, Shropshire, SY13 2ER

Church Cottages is a wonderful spacious detached family home that dates back to the Mid 17th Century. The property is located in a popular part of Prees and briefly comprises large entrance hall, living room with feature fireplace, dining room, breakfast kitchen and cloaks / utility room. To the 1st floor is a large open landing, 4 double bedrooms and 2 bathrooms. Outside is a drive for 2 or 3 cars that leads to an attached garage. To the rear are large landscaped gardens.



Wem 4.9 miles, Whitchurch 5.6 miles, Market Drayton 8.7 miles, Shrewsbury 15.7 miles, Chester 26.2 miles. All distances are approximate.



- Mid 17th Century Family Home
- Spacious Accommodation
- Hall, Lounge, Dining Room
- Breakfast Kitchen, Utility & W.C
- 4 Double Bedrooms, 2 Bathrooms
- Parking for 3 Cars, Garage
- Large Landscaped Gardens
- Village Location

## BRIEF DESCRIPTION

Church Cottages is a spacious family home and comprises spacious entrance hall, large living room with feature fire place, dining room and breakfast kitchen. Also to the ground floor is utility / cloakroom with W.C. To the 1st floor is a spacious galleried landing, master bedroom with en suite, 3 further double bedrooms and a family bathroom. To the front is a block paved drive with parking for at least 3 cars. The drive leads to the garage. To the rear of the property are mature landscaped gardens with lawns, flower borders, patio area and mature trees.

The property has oil fired central heating and double glazed windows.

## LOCATION

The property is located in the popular village of Prees which benefits from a village convenience store/post office, a newsagents, a recently built doctor's surgery, a hairdressers, excellent sporting and leisure facilities at the Prees Football and Recreation club, a church and a well respected primary school.

The larger towns of Whitchurch, Shrewsbury, Chester and Telford are within easy driving distance, and there is a local railway station approximately half a mile away and this gives access to Whitchurch and Crewe to the North and Shrewsbury to the south.

## ACCOMMODATION COMPRISES

Canopied entrance porch leading into the generous entrance hallway.

## ENTRANCE HALL

Feature exposed wall timbers and beams, windows to front and window to rear, 2 x radiators and stairs to the first floor.

## LIVING ROOM

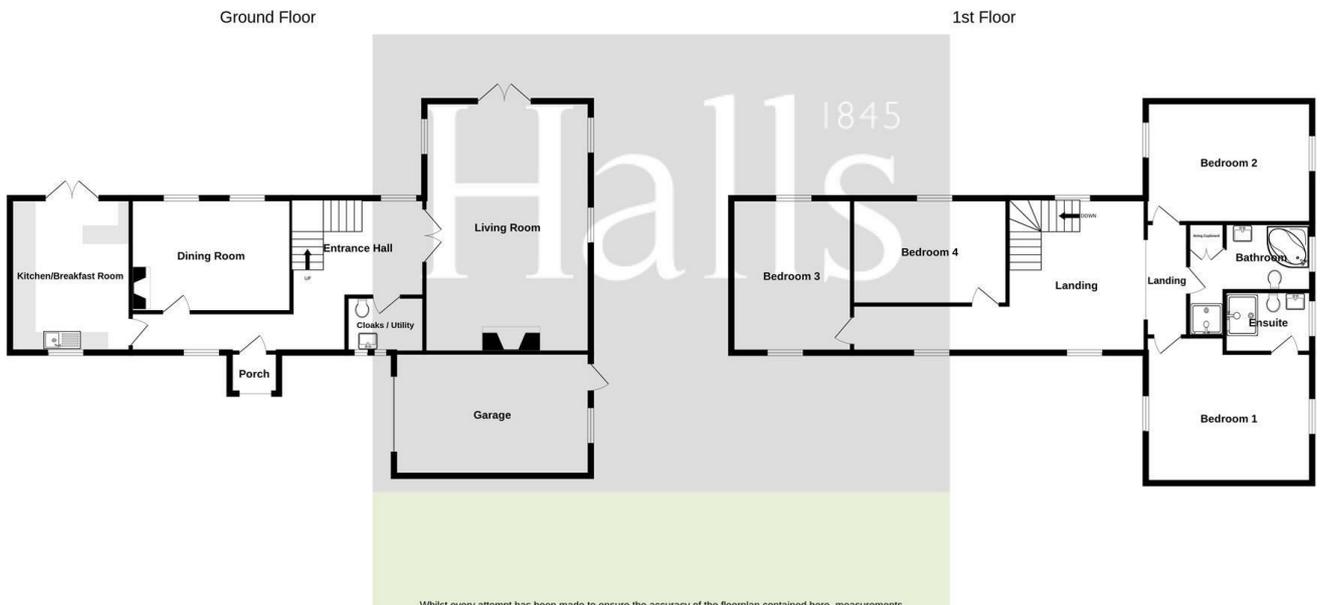
23'8" x 15'7" (7.21m" x 4.75m")

Feature inglenook fireplace with log burner, exposed timbers, radiator, 3 x windows with dual aspect and French doors to rear gardens.

## DINING ROOM

13' x 10'9" (3.96m x 3.28m")

Feature fireplace, 2 x windows over looking the rear garden, wooden block flooring. radiator.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



#### BREAKFAST KITCHEN

13'4" x 11'3" (4.06m x 3.43m")

Wide range of base and wall units, laminate worktops, breakfast bar, space for a range style cooker, drainer sink unit, window to front, radiator, French doors to rear garden and wooden flooring.

#### UTILITY / W.C

7'3" x 5'3" (2.21m" x 1.60m")

The combined utility and cloakroom comprises white WC and wash hand basin, store cupboard, space and plumbing for washing machine and tumble dryer, tiled walls, beams, 2 x windows.

#### 1ST FLOOR LANDING

Spacious landing with feature exposed wall and ceiling timbers, windows to the front and rear.

#### BEDROOM ONE

15'7" x 13'10" (4.75m" x 4.22m")

Fitted wardrobes, dual aspect windows, radiator. door to en-suite.

#### EN SUITE

En-suite comprising walk-in shower, wash hand basin with vanity unit under and WC, tiled walls, window, radiator.

#### BEDROOM TWO

15'4" x 11'3" (4.67m" x 3.43m")

Dual aspect windows, radiator.

#### BEDROOM THREE

15'7" x 11'5" (4.75m" x 3.48m")

Exposed timbers, dual aspect windows and radiator.

#### BEDROOM FOUR

14'5" x 10' (4.39m" x 3.05m)

Exposed beams, radiator, windows to rear.



#### FAMILY BATHROOM

Comprising corner bath, separate shower cubicle with electric shower, WC, wash hand basin, window to side, storage cupboard and radiator.

#### OUTSIDE

The property is accessed from Cross End through a set of gates leading to the block paved drive suitable for a number of cars. The drive continues to the garage. There is access down either side of the cottage to the rear garden. The garden features a paved patio area, two levels of lawn, flower borders with a range of plants and shrubs, kitchen garden, greenhouse and there is an external oil fired boiler.

#### GARAGE

18'7" x 11'6" (5.66m" x 3.51m")

Remote control up and over door, power and lighting, window to side.

#### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at [rightmove.co.uk](http://rightmove.co.uk) & [Onthemarket.com](http://Onthemarket.com)  
WH1482 100524

#### DIRECTIONS

Leave Whitchurch on the A49 towards Shrewsbury and proceed for approximately 5 miles, turn right signposted Prees.

Continue into the village and turn left opposite the village Post Office into Church Street, continue up the hill and follow the road into The Pinfold, go round past the Church and turn right into Cross End.

What 3 Words: broached.typified.twins

#### COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'F'. For clarification of these figures please contact Shropshire Council on 0345 6789002.



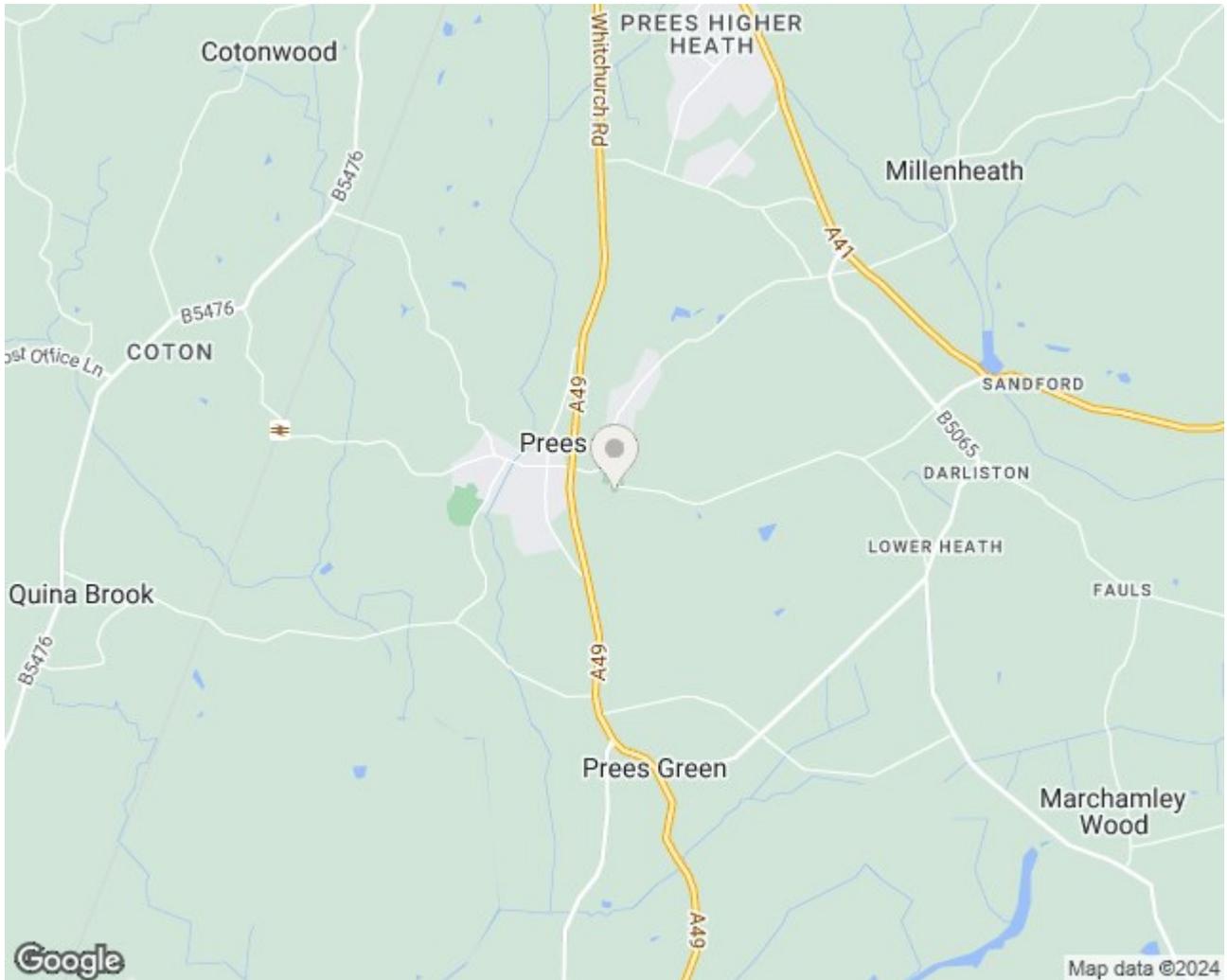
### **SERVICES**

We believe that mains water electricity and drainage are available to the property. The heating is via an oil fired boiler to radiators.

### **TENURE - FREEHOLD**

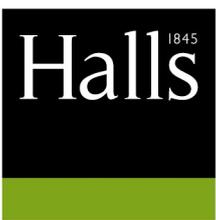
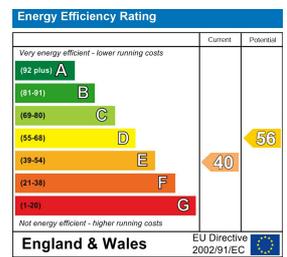
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Church Cottages Cross End, Prees, Whitchurch, Shropshire, SY13 2ER



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, 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



**01948 663 230**  
**Whitchurch Sales**  
 8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
 E: whitchurch@hallsgb.com



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