

**FOR SALE**

Offers in the region of £550,000

The Cottage Alport Road, Whitchurch, Shropshire, SY13 1NR

The Cottage is a wonderful and spacious detached family home which also includes an attached annexe. The property in total measures 2,335ft² and it briefly comprises entrance porch and hall, study, dining room, lounge & conservatory. There is a large breakfast kitchen with garden room area, utility room and cloaks. To the 1st floor there is a master bedroom suite with walk in dressing room and en suite. There are two further bedrooms and a family bathroom. The annexe has an open plan lounge/diner/kitchen, large bedroom and en-suite shower. The property has large drive for many vehicles, oversized single garage and good sized landscaped gardens.



Whitchurch 1/2 mile, Nantwich 12 miles, Shrewsbury & Chester 20 miles. All distances are approximate.



- Charming Detached Cottage
- Attached is a Self Contained Annexe
- Close to Whitchurch Town Centre
- Four Reception Rooms, W.C
- Breakfast Kitchen, Utility Room
- Three Bedrooms, Two Bathrooms
- Landscaped Gardens
- Ample Car Parking, Garage

LOCATION - WHITCHURCH

Sat on the edge of Whitchurch, Shropshire's most historic market town, the property benefits from being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities. The railway station is about 1/2 a mile away and is on the Manchester to Cardiff line and goes via Crewe or Shrewsbury.

The Cottage is perfectly situated on the edge of the Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away, Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

BRIEF DESCRIPTION

The Cottage was originally a carriage house. It has since been lovingly restored and enhanced by the current owner. The property offers spacious accommodation, landscaped gardens and an attached annexe. The property comprises entrance hall, study, dining room, conservatory and lounge. There is a spacious breakfast kitchen with garden room area and a utility. To the 1st floor is a master bedroom suite with walk in wardrobe and en-suite. There are two further bedrooms and a family bathroom. The annexe comprises kitchen/dining/living area, bedroom, en-suite and has underfloor heating. There is ample car parking and a large single garage.

The property has double glazed windows throughout and a centralised gas fired heating system for the cottage and the annexe. This can be operated independently from one another.

ACCOMMODATION COMPRISES

Front door opens into the entrance porch and hall. There is stone flooring, window and latch door through to the

STUDY

11'3 x 8'1 (3.43m x 2.46m)

Window to the front, door to understairs store cupboard.

DINING ROOM

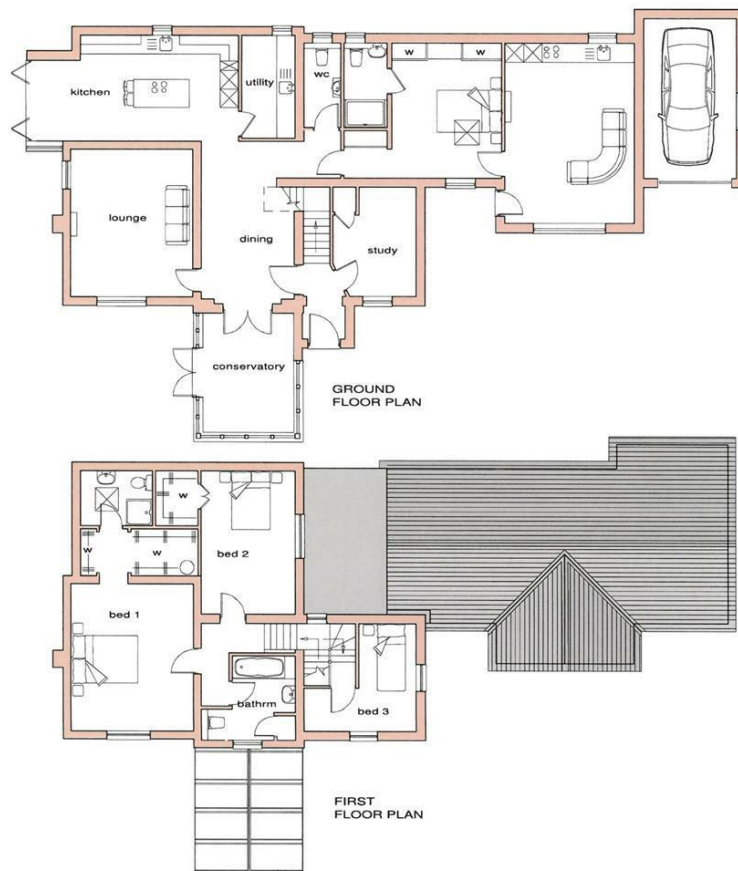
17'3 x 9'8 (5.26m x 2.95m)

Latch door from the hall into the dining room. There is a radiator, light point and double doors through to the conservatory. Latch door through to the

LOUNGE

15'8 x 12'9 (4.78m x 3.89m)

Feature brick fireplace with electric flame effect log burner. There are windows to the side and rear garden, coving and wall light points. There is also a gas point in the fire place.



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.



3 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



OAK CONSERVATORY

12'5 x 9'5 (3.78m x 2.87m)

Double glazed windows and doors to the gardens, exposed wood floor, power and light points, TV point clear double glazed roof and radiator.

BREAKFAST KITCHEN

21'4 x 11' (6.50m x 3.35m)

Wonderful modern kitchen with a wide range of base and wall mounted units. There are extensive Quartz work top surfaces with an inset drainer sink unit. The kitchen has a large central island with matching Quartz worktop and inset gas hob. The island has a breakfast bar and storage cupboards beneath. There is an electric oven and above is a combination microwave oven. The kitchen has an integrated dishwasher and fridge freezer. There is a tiled floor, breakfast area and sitting area overlooking the garden through bi fold doors. There is also a window to the side, skylight and inset spot lights.

UTILITY

11'1 x 5'1 (3.38m x 1.55m)

Base units with extensive work tops, drainer sink unit, space and plumbing for a washing machine and a tumble dryer. There is a window to the side, wall mounted gas boiler, tiled floor and a radiator.

CLOAKROOM

White suite comprising low flush W.C, vanity unit with wash hand basin,, tiled floor and window to the side.

1ST FLOOR LANDING

Stairs ascend from the hall to a 1/2 landing where the staircase splits. Above the staircase is a beam, skylight and a radiator.

BEDROOM ONE

15'9 x 12'8 (4.80m x 3.86m)

Windows to the side with view over the garden and towards St Alkmunds Church in the distance. There is a TV point, radiator and the room in parts has limited head room.

DRESSING AREA

There is a recessed wardrobe with shelf and hanging rail and opposite is a large walk in wardrobe with shelf and hanging rail. At the end of the wardrobe is the hot water tank.



EN-SUITE

White suite comprising corner shower enclosure, low flush W.C and wash hand basin. There is a skylight and towel radiator.

BEDROOM TWO

15'2 x 9'7 (4.62m x 2.92m)

Window to the side, TV point, radiator and double doors to a walk in wardrobe.

BEDROOM THREE

12'5 max x 12'1 max (l shaped) (3.78m max x 3.68m max (l shaped))

Windows to the front and side, TV point, laminate flooring and a radiator.

FAMILY BATHROOM

Modern white suite comprising panelled bath with shower above and tiled surround. The bathroom also has a low flush W.C and wash hand basin. There is a radiator, large storage cupboard and window.

ANNEXE

There is access to the annexe from the drive or from within the main house off the inner hall.

LOUNGE/DINING/KITCHEN

19'7 x 13'7 (5.97m x 4.14m)

There are windows to the front and side, feature fire place with electric fire and under floor heating and TV point. The kitchen area comprises a range of base and wall mounted units with Quartz work top surface and an inset drainer sink unit. There is an electric hob & combination oven / microwave. The kitchen also has an integrated dishwasher and a fridge freezer.

BEDROOM

14'6 x 11'6 (4.42m x 3.51m)

Window to the front, range of fitted wardrobes, TV point and under floor heating.

EN-SUITE

White suite comprising large shower enclosure, vanity unit with wash hand basin and W.C. There is a tiled floor, heated towel rail, window to the side and under floor heating.



OUTSIDE

The property is accessed from Alport Road to a tarmac drive that leads to the property. There is ample parking for many vehicles. To the side of the annexe there are raised flower beds and a paved seating area,

The main area of garden is accessed from the side of the house and comprises a large lawn with surrounding flower borders with a variety of plants trees and shrubs. There are two large paved seating areas, outdoor power sockets and water taps.

To the far side of the house is the garden utility area which is gravelled and is ideal for a storage and also has a garden store shed.

GARAGE

17'7 x 10'5 (5.36m x 3.18m)

Electric up and over door, plastered walls and multiple plug sockets. There is also a window to the side. The garage is next to the annexe and could be converted to create more space subject to planning.

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 & Onthemarket.com

WH1575 240125 (Draft Details)

DIRECTIONS

From Whitchurch drive out on the Alport Road for about 1/4 of a mile and the property is located on the left hand side.

What 3 Words: relatives.mainland.quiet

COUNCIL TAX - SHROPSHIRE

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

SERVICES - ALL

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

TENURE - FREEHOLD

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

FOR SALE

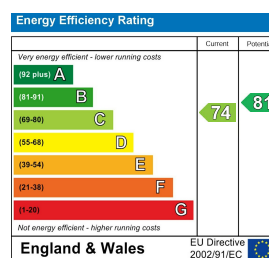
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663 230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@halls.gb.com



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