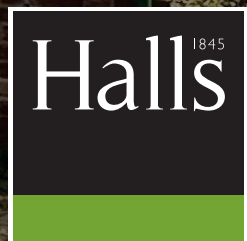




CREAMORE VILLA

WHITCHURCH ROAD | WEM | SY4 5QR





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Whitchurch 8 miles | Ellesmere 10 miles | Shrewsbury 12 miles | Telford 24 miles

(all mileages are approximate)

**An iconic mid-19th Century Georgian detached family home
on the outskirts of the town of Wem.**

Landscaped gardens extending to around 2/3 of an acre.
Large courtyard area suitable for many vehicles and a sizeable detached garage block.
A wealth of original features together with some more modern improvements.
Over 3,250 sq ft of Exceptional & Unique Living Accommodation
Adjacent to open farmland with views over surrounding countryside.



Whitchurch Office

8 Watergate Street, Whitchurch,
Shropshire, SY13 1DW

T: 01948 663230

E: whitchurch@halls.gb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Creamore Villa was first noted in the 1871 Census but is believed to date back to the 1850's. More recently occupied as a spacious family home with large gardens, the property is well-known locally as a former veterinary practice and also as a garden centre. The property is being sold with NO CHAIN.

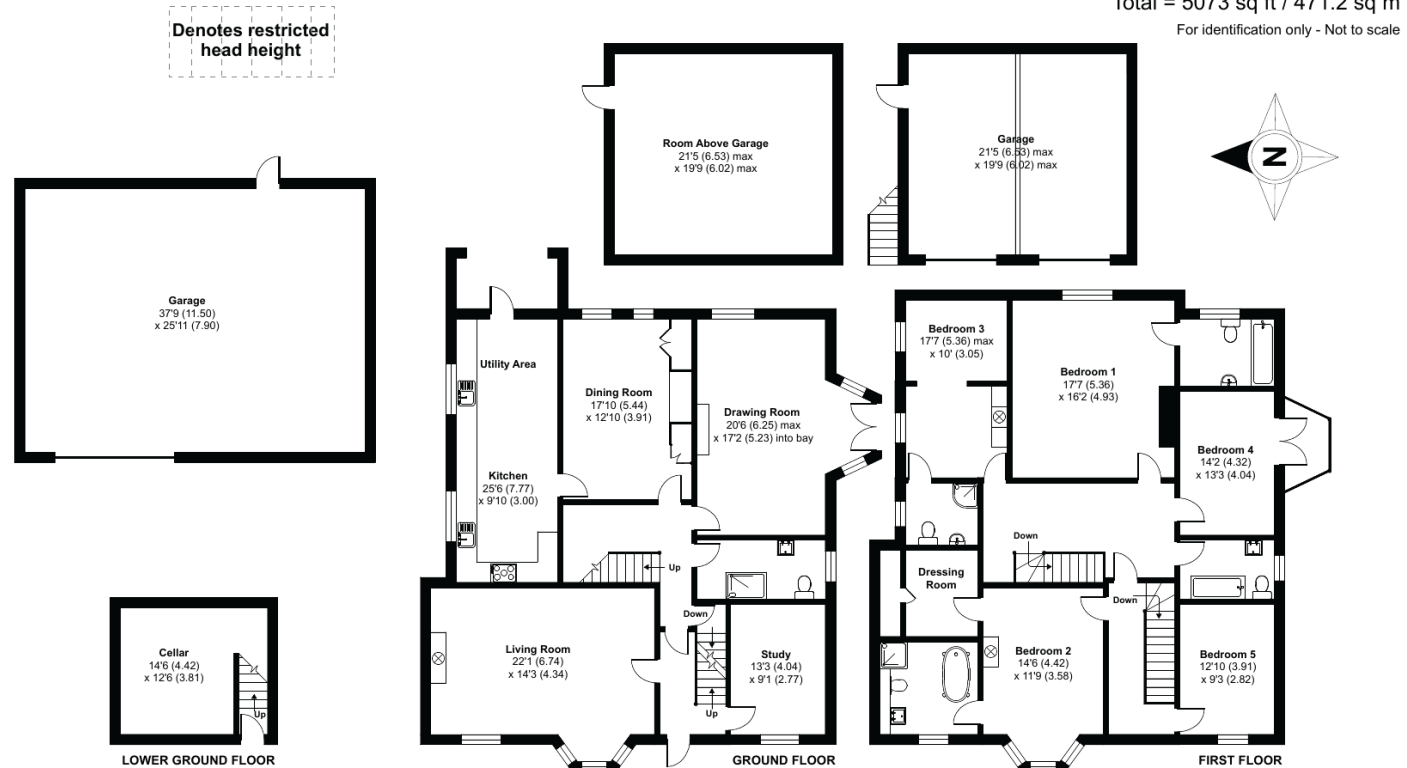
With some cosmetic modernisation and improvements, the house offers ample flexibility for adaption to suit different usages. The garage block is similarly suited to being developed to provide further ancillary accommodation.

SITUATION

The property is set in a desirable location on the edge of the small market town of Wem, within easy travelling distance of the county towns of Shrewsbury & Chester. Road links to the A49 and A41 provide access to Cheshire and the West Midlands conurbations. Wem railway station on the Manchester to Cardiff line is a 2 minute drive away, giving access to northbound trains to Crewe and southbound trains to Shrewsbury for onward connections.

PROPERTY

The property has been tastefully cared for and improved by the family over recent years and yet retains many original features. The canopied front entrance porch opens into the hall for access to the front stairs, living room and study. A door through to an inner hall leads to a second oak staircase, a large dining room, drawing room with feature fire place and French doors to the patio and gardens. Off the inner hall there is also a shower room and a door to the dry cellar downstairs which was recently used for wine storage and for home-made wine and beer production. Beyond the dining room is the kitchen with oak wall and base units, utility area with ceramic Belfast sink and porched rear door to the courtyard area.



The first floor is accessed from both staircases and has a door separating the front and rear parts of the landing. To the front of the house are two double bedrooms, one with en-suite bathroom with roll top bath and separate shower. To the rear is a master bedroom with wonderful large lantern style roof light and en-suite bathroom with spa bath. Next to this is a double bedroom with French doors out onto a balcony overlooking the garden.

There is also a family bathroom adjacent to this bedroom. A further bedroom with luxury en-suite shower room is currently divided into two areas but could easily be reverted into one large double bedroom.



OUTSIDE & GARDENS

Creamore Villa is approached from the B5476 Whitchurch Road via ornate metal gates to the front and a tarmac access road to the side that is shared with five neighbouring houses. The rear courtyard area is bounded on one side by a detached garage block comprising a generous double garage and two single garages with rooms above which could also be converted into office space or extra accommodation. Behind the garage block is an extensive lean-to greenhouse in need of renovation, and beyond that a large kitchen garden and a garden shed.

The gardens extend to 2/3 of an acre and comprise lawns, flower borders with a wide variety of plants, trees and shrubs and a south-facing paved patio area. In the far corner of the garden is a powered water feature in need of re-landscaping.

SCHOOLING

Thomas Adams School is less than a mile away, and a number of highly-rated state and private schools are within a short drive including Ellesmere College, Shrewsbury School, Shrewsbury High School, Packwood Haugh, Prestefelde Prep School, Adcote School for Girls and Wrekin College.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – F

DIRECTIONS

What 3 Words: random.potential.sparks

From the centre of Wem drive out on New Street which becomes the B6476 Whitchurch Road for about ½ a mile and the property can be found on the right hand side just beyond the 30 mph speed limit sign.



ENERGY PERFORMANCE CERTIFICATE

EPC rating of D

SERVICES

We understand that the property has the benefit of mains water, gas and electricity. Heating is via a gas fired boiler to radiators and there are open fireplaces. Drainage is to a shared private system with the five neighbouring houses that contribute equally to the cost of the system and upkeep of the access drive.

RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with

- regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.



For Identification Purposes Only

81.6m



Creamore Villa

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OAKI

0m 5m 10m 15m

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Promap
LANDMARK INFORMATION

