



BELTON ROAD DAIRY FARM

BELTON ROAD | WHITCHURCH | SY13 1JB





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Whitchurch 1 mile | Nantwich 12 miles | Shrewsbury 20 miles | Chester 20 miles
(all mileages are approximate)

A SPACIOUS DETACHED FAMILY HOME WITH A RANGE OF OUTBUILDINGS AND LAND TO APPROX. 1 ACRE

Landscaped gardens and paddock with Shepherd hut and field shelter.
Large drive and courtyard area suitable for many vehicles and a 1,450ft² outbuildings.
The property offers excellent accommodation over two floors and has excellent views.
Over 2,200 sq ft of wonderful spacious living accommodation
Adjacent to open farmland and surrounding countryside.



Whitchurch Office

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Shropshire, SY13 1DW

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Belton Road Dairy Farm was a former dairy farm, serving the local community and locals would arrive at the property to fill their milk churns. The property has been extended over the years, and is presented to an excellent standard. There are wonderful gardens to the rear leading out onto a paddock, ideal for grazing animals / livestock. There is an excellent range of outbuildings currently used as garaging, workshops, and storage but could, subject to planning, be converted into extra accommodation and / or home office space.

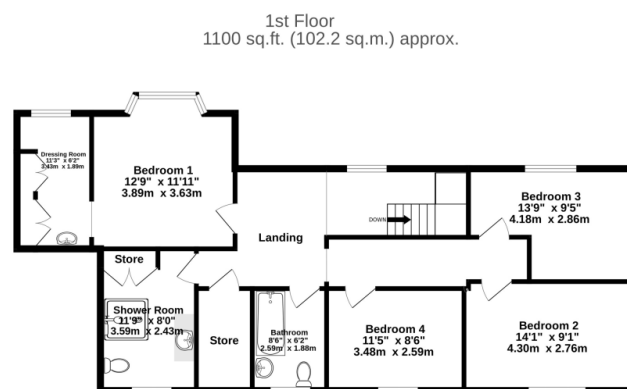
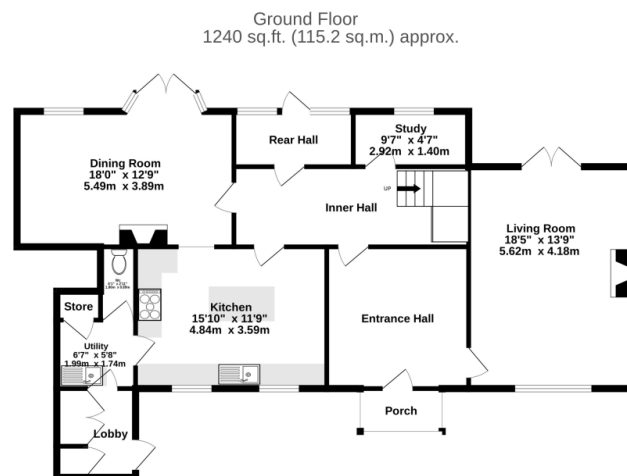
SITUATION

The property is set in a desirable location 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 mile away and is on the Manchester to Cardiff line and goes via Crewe or Shrewsbury.

Whitchurch, Shropshire borders, 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 traditional market held every Friday, local butchers, bakeries, pharmacies, a Medical Practice, multiple dentists, optician, hair dressers, library, hospital, as well as major supermarkets.

PROPERTY

The property offers spacious accommodation over two floors briefly comprises a reception hall with wooden block flooring, living room, dining room and study. There is a large breakfast kitchen, utility room and cloaks with W.C. Off the kitchen is a side entrance lobby / boot room. To the 1st floor is a large landing, four double bedrooms and two bathrooms.

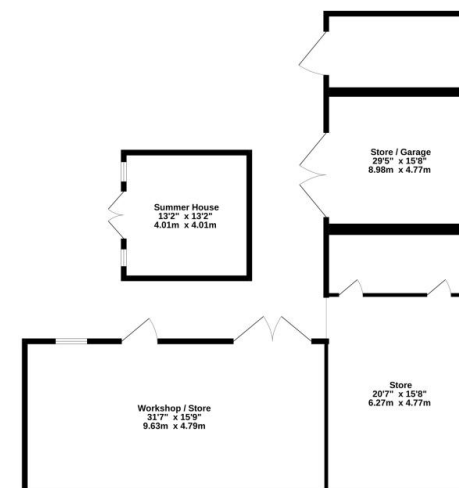


TOTAL FLOOR AREA : 2340 sq.ft. (217.4 sq.m.) approx.

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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There are wonderful views from the house on both floors over the back gardens and surrounding countryside. The land, gardens and buildings measure just over 1 acre in total.

Outbuildings
1419 sq.ft. (131.8 sq.m.) approx.



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OUTSIDE & GARDENS

The property is accessed off Belton Road through a set of gates leading to a large parking area between the house and outbuildings. To the front and side of the outbuildings is a further parking area, gardens and outdoor storage area.

The main gardens are to the side and rear of the house and comprise block paved patio, large lawn and flower borders. There is a gate from the lawn to the large paddock which measures just under 1 acre. The land is ideal for grazing livestock and there is a small field shelter at the top of the paddock. At the bottom of the paddock is a timber framed Shepherds Hut with decked area and small ornamental pond. This offers a great opportunity to escape life and relax with a wonderful view.

OUTBUILDINGS

There are a range of outbuildings that measure just over 1,400ft² and are currently used as a work shop, garaging and storage space. These however subject to planning, could be converted to increase the accommodation space to the house or provide office space / games room or even holiday let potential.



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.

LOCAL AUTHORITY

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

SERVICES

We understand that the property has the benefit of mains water, drainage and electric. Heating is via an oil fired boiler to radiators.

COUNCIL TAX

Council Tax Band – D

DIRECTIONS

From the centre of Whitchurch drive out on Wrexham Road and after about ½ a mile turn left into Belton Road. Continue up Belton Road and the house is on the left at the top just before the road narrows.

What 3 Words: luxury.bookmark.tapers

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.



SCHOOLING

Sir John Talbot 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, Adcocte School for Girls and Wrekin College.

RIGHTS OF WAY & EASEMENTS

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

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.



Hawthorn
Cottage

99.8m

Plan for Identification Purposes Only

Fairview
Dairy House

Belton Road
Dairy Farm

0m 20m 40m 60m

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Promap
LANDMARK INFORMATION

