



FOR SALE

Offers in the region of £350,000

1 & 2 Fishermans Cottage, Black Park Road, Whitchurch, Shropshire, SY13 4JP

1 & 2 Fisherman's Cottage is a wonderful opportunity to acquire a detached cottage with a self contained and detached 1 bedroom cottage. The properties are being sold with NO CHAIN and are located 1.5 miles from the town of Whitchurch. The main cottage offers spacious accommodation comprising a dining kitchen, living room, family room / bedroom, shower room and 1st floor bedroom. There are large gardens and ample car parking.



Whitchurch 1.5 miles, Nantwich 13 miles, Shrewsbury & Chester 22 miles. All distances are approximate.



- **Two Detached Country Cottages**
- **For Sale with No Upward Chain**
- **Main Cottage has 2 Bedrooms**
- **Lounge, Kitchen / Diner, Shower Room**
- **Smaller Cottage has 1 Bedroom**
- **Kitchen/Diner, Lounge, Shower Room**
- **Large Gardens and Paved Area**
- **Ample Car Parking and Drive.**

Location - Whitchurch

The property is located within 1.5 miles of miles of Whitchurch, Shropshire's most historic market town, 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. There is also a junior school on the doorstep and the railway station is only 1/2 of a mile away.

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

Halls are delighted with the instruction to sell 1 & 2 Fisherman's Cottage for sale by private treaty.

This is a unique opportunity to acquire two properties for the price of 1! The properties together measure over 1.400ft². No 1 Fisherman's Cottage is a detached single storey property which comprises hall with store, kitchen/diner, lounge, bedroom and shower room. No 2 Fisherman's Cottage is a larger dwelling which comprises a large kitchen diner with exposed beams, spacious living room, family room / bedroom, ground floor shower room and 1st floor bedroom. There are gardens to the side and rear of this and a courtyard style paved area between the two properties. The property would be ideally suited for those who need to provide an annexe for family members or even a potential holiday let which is what it has been used for in the past.

Both properties have double glazed windows and oil fired central heating.

Outside

The property is accessed off Black Park Road to a large drive which accessed through double electric gates. There is parking for many cars and lawns to the side and rear of the main property No.2.

Please note that Blakemere House have access from their gardens into the drive to access their garage. This is because it was all part of the same house before 2020.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



Accommodation Comprises

No 1 Fisherman's Cottage

Hall
Kitchen/Diner
Lounge
Bedroom
Shower Room

2 Fisherman's Cottage

Kitchen / Diner
Living Room
Family Room / Bedroom
Shower Room
1st Floor Bedroom
Laundry Room

Directions

From the centre of Whitchurch drive out on Talbot Street and keep on that road for about 1.5 miles passing the football club. The properties are located on the right hand side and are accessed through double gates.

What 3 Words

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Schooling - Whitchurch

The property lies within a convenient proximity to a number of well regarded state and private schools including Whitchurch CE Junior Academy, Whitchurch CE Infant School, SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

Viewing Arrangements

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

WH1625 080525 (Draft Details)

Services

We believe that both properties have mains electricity and water. The water comes from Blakemere House and the owner of which will bill for the metered usage. Drainage is to a shared septic tank with Blakemere House. The heating for both properties is via an oil fired boiler to radiators.

Council Tax - Shropshire

The current Council Tax Band for 1 Fisherman's Cottage is 'A' and 2 Fisherman's Cottage is 'C' on the Shropshire Council Register.

Tenure - Freehold

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

Anti-Money Laundering (AML)

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FOR SALE

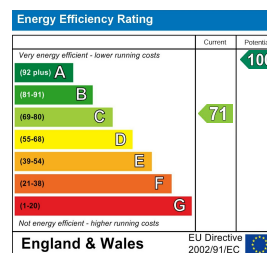
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely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



01948 663 230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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