



FOR SALE

Offers in the region of £495,000

The Old Forge Prees Green, Whitchurch, Shropshire, SY13 2BP

The Old Forge dates back to Victorian times but has since had a number of extensions added to provide the current spacious accommodation over two floors. The property is located in the hamlet of Prees Green and comprises reception hall, living room, snug / art studio, dining room and family room / study. There is a kitchen, utility room and ground floor bathroom. To the 1st floor are six bedrooms and a large family bathroom. The property has large landscaped gardens, kitchen garden, double garage and workshop.



Prees 2 miles, Wem 4 miles , Whitchurch 7 miles & Shrewsbury 15 miles. All distances are approximate.



- **Spacious Detached Family Home**
- **Reception Hall, Living Room**
- **Dining Room, Family Room/ Study**
- **Snug / Art Studio, Kitchen, Utility**
- **Six Bedrooms and Two Bathrooms**
- **Large Landscaped Gardens**
- **Large Kitchen Garden**
- **Double Garage & Workshop**

Location

The Old Forge is located down a lane off the A49 in the Hamlet of Prees Green between the market towns of Whitchurch and Wem. A range of amenities including schooling, shopping and a rail service are available in each whilst the County Town of Shrewsbury is within easy commuting distance and offers a more comprehensive range of leisure, social and shopping facilities of all kinds.

Brief Description

Halls are delighted with the instructions to offer The Old Forge for sale by private treaty.

The Old Forge has been carefully maintained by the current owner and offers spacious accommodation to over 2,300 sq ft. It dates back to the Victorian Era and comprises a canopied porch and door into the spacious reception hall with a wealth of exposed ceiling timbers, large living room with brick fireplace with a "Clear View" stove. There are double doors from the living room to the patio area and gardens. Off the living room is a snug/art studio. The dining room is off the other side of the hall and has a feature brick fireplace with cast iron stove, exposed ceiling timbers and window and door to the side gardens. To the front is a large study/family room and also to the ground floor is kitchen and ground floor bathroom.

There are stairs that ascend to the 1st floor where there are six bedrooms and a large modern bathroom with separate shower. The property has double glazed windows and an oil fired central heating system. The boiler was replaced in December 2024.

The property is accessed off the lane to a parking area to the side and rear of the garage and is suitable for many vehicles. Directly behind the garage block is a large cultivated kitchen garden. The main gardens to the house are to the side and rear of the property and comprise a large lawn, flower borders with a wide range of specimen plants, trees and shrubs. There is a paved seating area to the rear, wildlife pond to the far side of the house and there are also two greenhouses and a garden shed.

The Accommodation Comprises

- Ground floor -
- Reception Hall
- Sitting Room - 22'6 x 17'5
- Snug / Art Studio - 7'9 x 7'9
- Dining Room - 15'9 x 11'11
- Study / Family Room - 15'9 x 11'2
- Kitchen - 16'8 x 12'4
- Bathroom
- Utility - 12'9 x 4'8



4 Reception
Room/s



6 Bedroom/s



2 Bath/Shower
Room/s



- First Floor -

Bedroom One - 13'5 x 9'2

Bedroom Two - 13'4 x 8'

Bedroom Three - 12'8 x 11'6

Bedroom Four - 11'2 x 10'2

Bedroom Five - 10' x 9'5

Bedroom Six - 10' x 9'5

Family Bathroom

Schooling

The property lies within a convenient proximity to a number of well regarded state and private schools including Lower Heath CE Primary School, Prees CE Primary School, SJT Secondary School in Whitchurch and Thomas Adams in Wem, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

Directions

From Whitchurch drive south on the A41 /A49 for approximately 6 miles and you go past a turning for Wem on the right hand side. About 100 metres past that there are cottages on the left hand side and in front of those cottages is a lane. Drive down the lane all the way to the end and you will go through a set of green gates where you will find the property.

What 3 Words

///chestnuts.degree.struck

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
WH1620 020525

Local Authority

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

Council Tax - Shropshire

The current Council Tax Band is 'D' on the Shropshire Council Register.

Services

We believe that mains water and electricity are connected to the property. There is a well that supplies water to the garden. There is a newly installed sewage treatment plant behind the garage and the heating is via an oil fired boiler to the radiators.

Tenure - Freehold

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

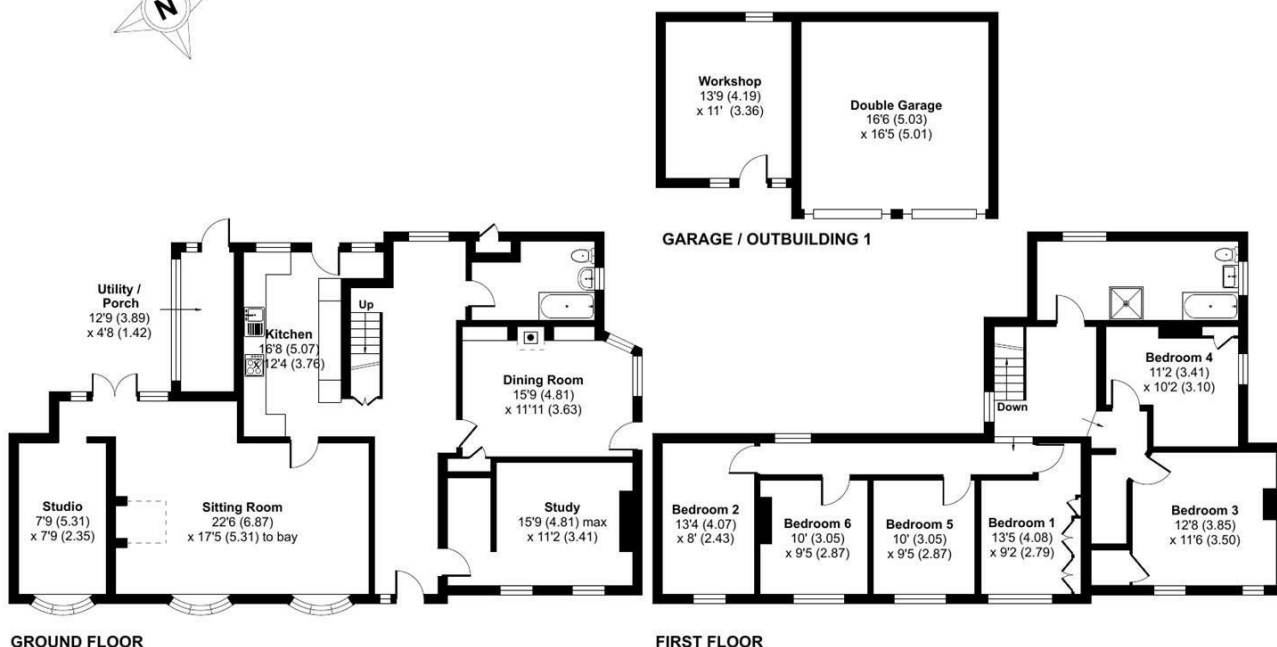
ANTI-MONEY LAUNDERING (AML) CHECKS

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.

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Approximate Area = 2374 sq ft / 220.5 sq m
 Garage = 271 sq ft / 25.1 sq m
 Outbuilding = 209 sq ft / 19.4 sq m
 Total = 2854 sq ft / 265 sq m
 For identification only - Not to scale

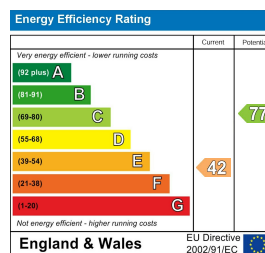


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2025. Produced for Halls. REF: 1288892

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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 Ratings



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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