



BIRCHFIELD

COTON | NR WHITCHURCH | SY13 3LQ





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Wem 4 miles | Ellesmere 11 miles | Whitchurch 3 miles | Shrewsbury 16 miles | Birmingham 59 miles
(all mileages are approximate)

A SPACIOUS DETACHED FAMILY HOME WITH LAND TO APPROXIMATELY
5.2 ACRES AND A RANGE OF EQUESTRIAN FACILITIES INCLUDING A SAND
GALLOP, ARENA AND STABLES.

Beautiful rural location
Detached family home
Land to approximately 5.2 acres
Equestrian facilities
Spacious driveway and garage



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Viewing is strictly by appointment with the selling agents

Birchfield is an impressive three-bedroom detached family home providing spacious living accommodation, situated in the semi-rural hamlet of Coton, convenient for maximising the benefits of the equestrian facilities for hacking.

SITUATION

Birchfield enjoys a particularly enviable position within the semi-rural hamlet of Coton, which, lies between Whitchurch and Wem where a range of day-to-day amenities are provided, including schools, supermarkets, medical facilities, public houses, and restaurants including The Bull and Dog within walkable distance. It retains much of the scenic North Shropshire features such as the nearby lakes in and around Ellesmere town.

The surrounding county centres of Shrewsbury, Wrexham, and Chester all lie within a commutable distance and provide a more comprehensive range of amenities, including cultural and artistic attractions.

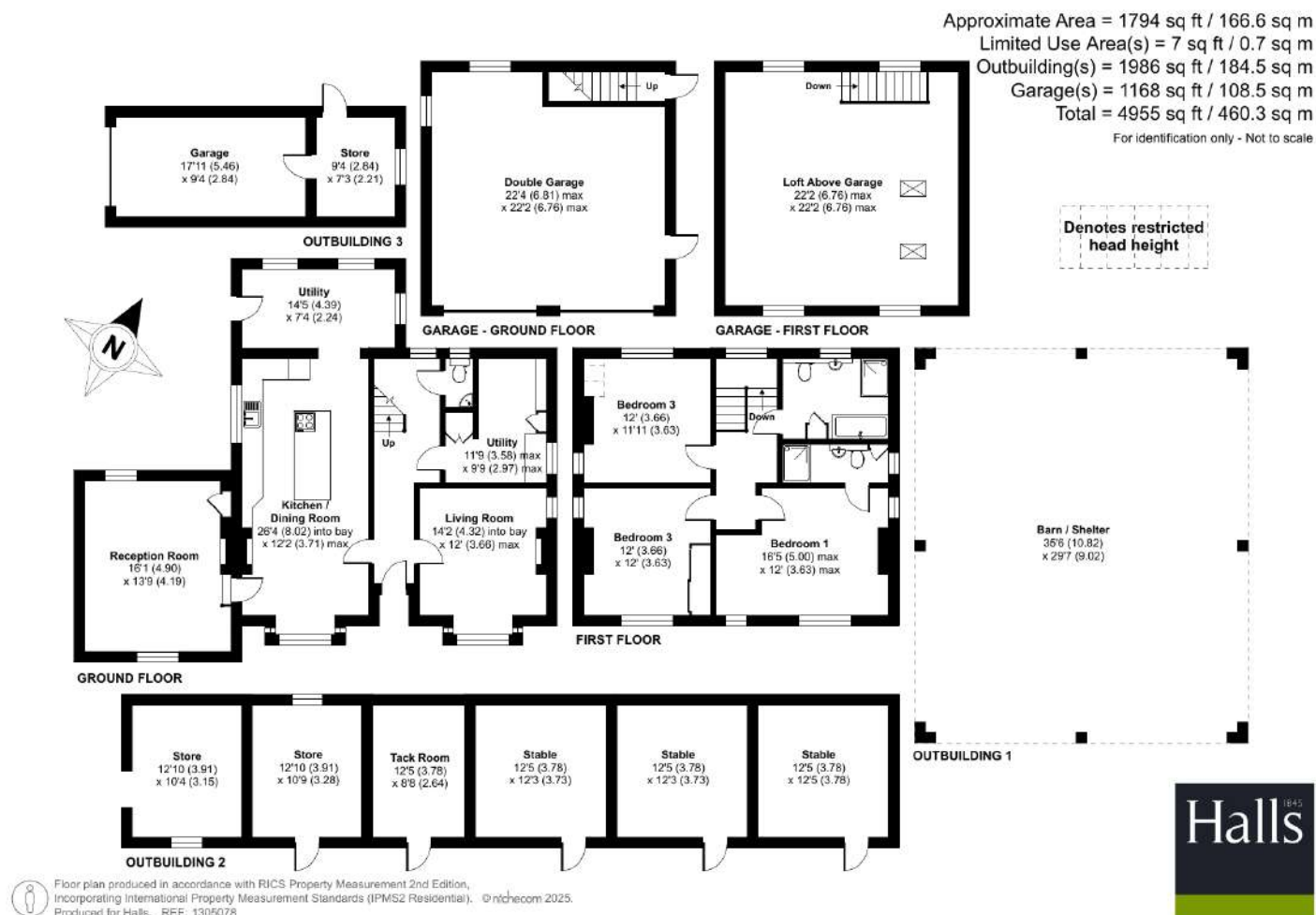
PROPERTY

The property comprises an impressive entrance hall, with engineered oak wood flooring, cloaks with W.C, sitting room to the front with a log burner, family room with feature double door log burner and underfloor heating to the dining area. The family room has tiled flooring, windows and exposed beams. There is a wonderful, modern kitchen/diner with a wide range of base and wall mounted cupboards, illuminated display cabinet and extensive quartz worktops.

There is a large quartz topped island with breakfast bar and pan drawers. There is an electric hob, NEF oven and microwave / oven, and an integrated dishwasher.

Stairs rise to the first floor landing where there is a wonderful feature window with excellent views across the unfolding landscape, capitalising on the scenery beyond. The landing provides access to three double bedrooms and a family bathroom.

The master bedroom enjoys an en-suite shower room. The family bathroom is modern and comprises of panelled bath, separate shower and vanity unit with W.C and wash hand basin. The bathrooms, utility and cloaks are all recent additions of roughly the last eighteen months and the boiler room contains useful airing cupboard.





GARAGING AND GARDENS

The property is accessed off Coppice Lane to the primary gravelled drive which leads to a detached double garage. The garage compliments the property with matching bricks and tiled roof, there are two up and over doors and a separate side door and staircase that leads to the large open office/games room. There is a second driveway that leads to a single garage and useful feed room to the rear. The gardens to the front & rear are laid to lawn.

LAND AND EQUESTRIAN FACILITIES

This property offers a unique lifestyle, combining residential comfort with dedicated facilities for keeping and caring for horses. There is a separate access off Coppice Lane into the land which is ideal for bringing in horse boxes etc. There are three stables, a tack room, timber store sheds and a steel framed open animal shelter. There is a sand and fibre arena / menage, paddocks and the land is split it into three areas. The main paddock has a 280 x 3 metre sand and fibre gallop and there are two further paddocks, all of which have running water and troughs.

Set on roughly 5.2 acres of land, it is our understanding that this property has access to countryside trails and village hacking routes. This is ideal for professional equestrians, hobby riders, or those simply seeking a practical semi-rural setting. Birchfield provides the perfect blend of practicality and pastoral beauty.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Primary schools in Tilstock and Prees, Secondary schools in Whitchurch and Wem as well as The Priory, Prestfelde Prep, Packwood Haugh, and Adcote School for Girls.

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 modern waste treatment plant. Heating is via an oil fired boiler to radiators.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – D.

DIRECTIONS

What3Words [///cooldest.mock.exploring](https://www.what3words.com/explore/cooldest/mockexploring).

From Whitchurch drive South on the Tilstock Road and when you get to the roundabout on the ring road take the 3rd exit for Wem & Tilstock. Drive for about 3 miles going through Tilstock and turn right into Coppice Lane and Birch Field is located on the right hand side.



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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.

