



THE LILACS

WATERLOO | WHIXALL | SY13 2PX





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Wem 6 miles | Whitchurch 8 miles | Ellesmere 8 miles | Shrewsbury 15 miles | Birmingham 60 miles
(all mileages are approximate)

AN IMPRESSIVE DETACHED AND EXTENDED COUNTRY COTTAGE
WITHIN GENEROUS LANDSCAPED GARDENS

Charming Detached Country Cottage
Spacious and Versatile Accommodation
Beautifully Landscaped Gardens
Scenic Countryside Views
Detached Double Garage & Drive



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

The Lilacs is a wonderful, detached country cottage which has been extended by the current owners and has had external insulation added to the original cottage. The property has beautifully landscaped gardens to the front and side. Behind the double garage is a large and productive kitchen garden.

The accommodation briefly comprises of entrance hall, living room, dining room, conservatory, large breakfast kitchen and a utility room. To the first floor are four bedrooms and two bathrooms. There are wonderful views from the first floor windows over the surrounding countryside.

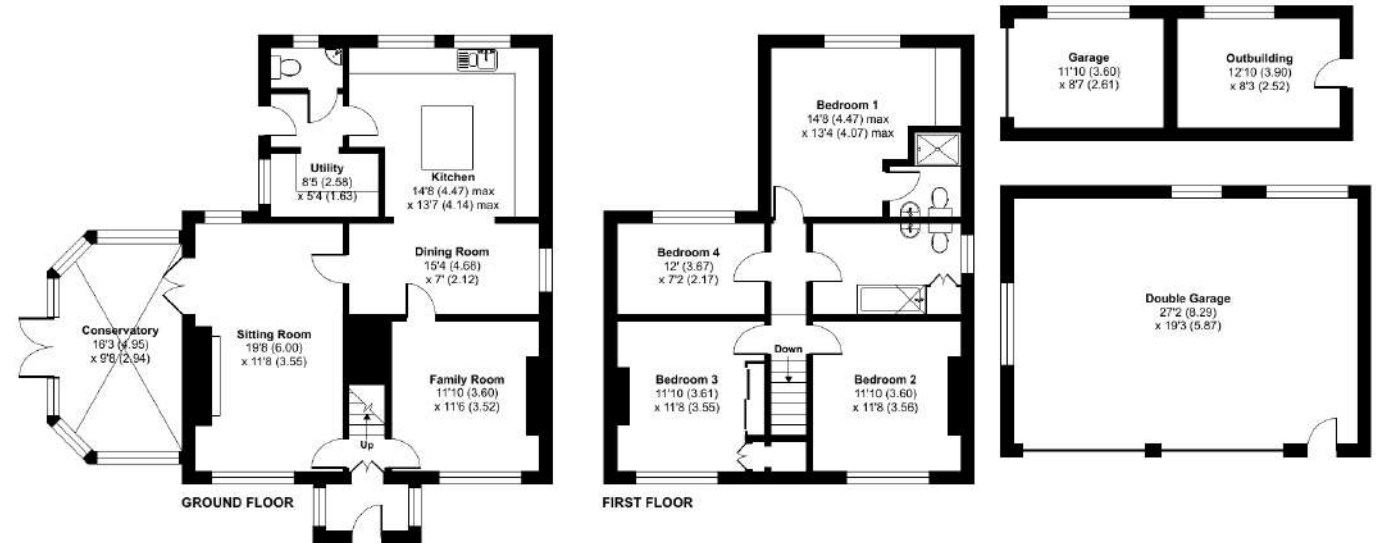
SITUATION

The property is located within Whixall in the hamlet of Waterloo which is a most attractive and unspoilt rural setting. In the heart of the North Shropshire countryside Waterloo offers great opportunities for those who enjoy walking, including access to the nearby canal nature reserve, Whixall Moss and canal tow paths.

Whilst being tucked away, the property has easy access to Wem, providing a good selection of shops, schools including Thomas Adams, sport facilities and a rail service. Other neighbouring towns include Ellesmere with meres, boating and canal cruising opportunities. The nearby historic market town of Whitchurch offers a wide range of amenities and historic features.

PROPERTY

The property comprises of front entrance door that opens into an entrance porch with a tiled floor and windows. There is a door into the hall, large sitting room with feature log burning stove and wooden effect flooring. There are double doors that lead into a spacious conservatory that overlooks the landscaped gardens. Also off the hall is a door to the dining room with feature log burning stove and wooden effect flooring.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Halls. REF: 1324953

Approximate Area = 1757 sq ft / 163.2 sq m
Garage = 525 sq ft / 48.8 sq m
Garage / Outbuilding = 222 sq ft / 20.6 sq m
Total = 2504 sq ft / 232.6 sq m
For identification only - Not to scale



There is a large breakfast kitchen with feature Redfyre Range oven with electric hob, central island with granite top breakfast bar and the kitchen has a wide range of cupboard space and work top surfaces. There is also an integrated fridge and dishwasher. There is a rear entrance hall off the kitchen leading to a Cloaks with W.C and utility room off the kitchen with cupboards and plumbing for washing machine.

To the first floor is a master bedroom with fitted wardrobes and an en-suite shower room. There are three further bedrooms and a family bathroom. The property has oil fired heating, double glazed windows and solar panels on the garage.



GARDENS

The gardens at The Lilacs have been thoughtfully and beautifully landscaped over the years adding to the beauty of the overall property. It comprises expansive areas of neatly maintained lawns, an ornamental pool featuring a striking waterfall and a number of mature flower borders bursting with seasonal colours and textures. There is a wide range of specimen plants, trees and well-tended shrubs. To the rear of the garage is a large and productive kitchen garden, a greenhouse and garden store sheds.

GARAGING

The property is accessed from the lane through a set of wrought iron gates over a sweeping gravelled drive. To the rear of the property is a detached double garage and parking area. There is also a pedestrian gate from the lane and a path flanked by an attractive flower border that leads to the front door. The garage has two electrically operated, remote controlled doors and a further workshop area. There is storage space within the roof rafters. Adjacent to the garage is a further outbuilding and log store. To the rear of that is a garden store shed.

SCHOOLING

The property lies within a convenient proximity to a number of well regarded state and private schools including Thomas Adams School and sixth form, St Peters C of E Primary School, Tilstock C of E School, SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall 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 via a septic tank and heating is via an oil fired boiler.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax Band – E

DIRECTIONS

What3Words: ///hopes.soups.dunk

From Whitchurch drive south on the B5476 Tilstock Road for approx 6.5 miles. There is a pub on the right hand side called the Bull & Dog and just past that turn right into Post Office Lane for about 1 mile and go past the Whixall Social Centre. Just past there turn left into Goblins and follow the lane for about 1.5 miles and just before the bridge turn left and The Lilacs is about 500 metres down on the left hand side marked by the Halls For Sale Sign.



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 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.



