



The Chestnuts, Coton, Whitchurch, Shropshire, SY13 2RA
Guide Price £800,000

**BAKER
WYNNE &
WILSON**

AN INDIVIDUAL, TASTEFULLY APPOINTED, FOUR BEDROOM DETACHED PROPERTY WITH A ONE BEDROOM ANNEXE, EXCELLENT EQUESTRIAN FACILITIES AND LAND, WITH VIEWS OVER ROLLING COUNTRYSIDE TOWARDS HAWKSTONE HALL AND THE LONG MYND, EXTENDING IN ALL TO ABOUT 5.25 ACRES .

SUMMARY

Reception Hall, Living Room, Dining Kitchen, Utility Room, Cloakroom, Four Double Bedrooms, Bathroom, Hallway, Self Contained Annexe comprising Living Room/Kitchen, Conservatory, Bedroom with En-Suite Shower Room, Oil Central Heating, uPVC Double Glazed Windows, Triple Garage Building, Well Stocked Gardens and Dingley Dell, second vehicular access to the Equestrian facilities that include a barn, stable block, railed arena with silica sand and rubber surface, multiple options including track system, nine fenced day pens, various cross country and trec training obstacles.

DESCRIPTION

The Chestnuts is a substantial detached property, set back from the road, approached over a sweeping block paved drive to a car parking and turning area. It has been comprehensively modernised, reconfigured and enlarged by the present owners over the last fifteen years. It offers 2,154 square feet of accommodation including a one bedroom annexe and the whole can be utilised to suit individual requirements.

In addition to the excellent accommodation the property is blessed with land and outbuildings (about 2,295 square feet) and has been set up by the present owners to a high standard for equestrian use.

There is a separate access to the equestrian facilities providing access/parking for horse boxes and vehicles.

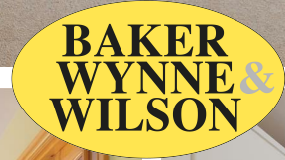
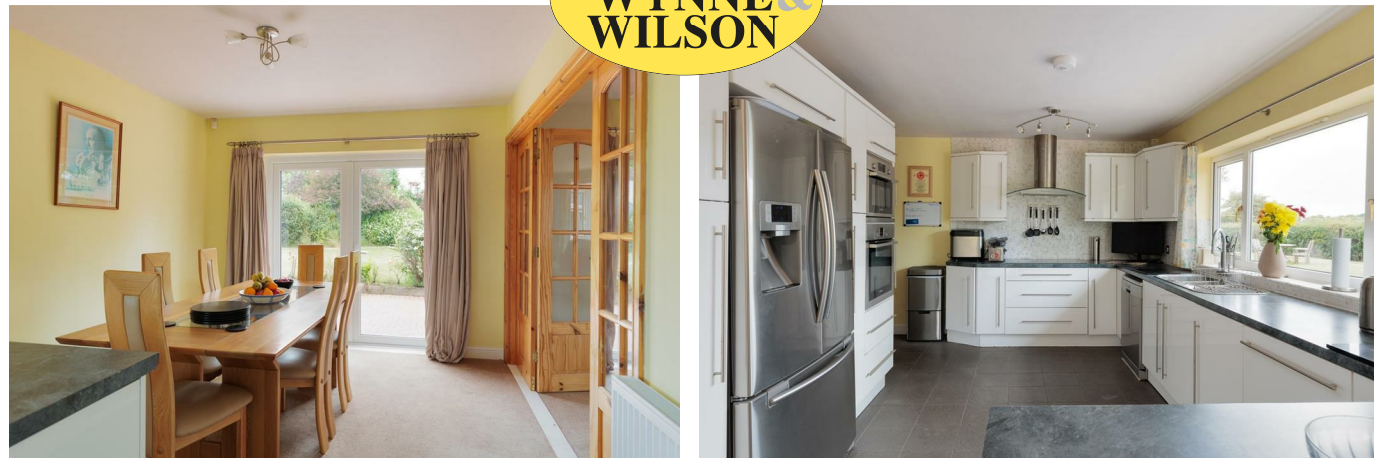
LOCATION AND AMENITIES

The Chestnuts is situated in a delightful rural location, approximately equidistant between the towns of Wem (four miles) and Whitchurch (five miles). There are picturesque views to be enjoyed of the Shropshire rolling countryside. The Bull & Dog Pub/Restaurant (part of a small pub group) is a handy one hundred yards stroll. Good local amenities are available near by in Wem and Whitchurch, including butcher, baker, medical centre, chemist, supermarkets, other major retailers and public houses. Prees (one mile) and Whitchurch and Wem Railway Stations are on a direct line between Crewe and Shrewsbury with onward connections to London, Manchester and Birmingham. Liverpool Airport is about an hours drive and Manchester Airport seventy five minutes. The County Town of Shrewsbury is sixteen miles and has a wide selection of major supermarkets, high street, independent and boutique shops, restaurants and bars, Theatre Severn and the Quarry park which holds a number of events throughout the year. Chester is twenty five miles.

There are a number of highly regarded schools in the area including St Peters CE Primary and Nursery School and Thomas Adams School in Wem and Sir John Talbots in Whitchurch.

DIRECTIONS

From the A41 Whitchurch bypass take the B5476 towards Wem, continue for four miles and the entrance to The Chestnuts is located on the left hand side, before the Bull & Dog Pub and Restaurant.



ACCOMMODATION

With approximate measurements comprises.

RECEPTION HALL

22'3" x 9'3"

uPVC entrance door, cloaks cupboard, radiator.

LIVING ROOM

21'2" x 16'8" plus box bay window

Fire surround with convection heat electric fire, built in cupboard, double doors to dining kitchen, three wall lights, double glazed box bay window to side and double glazed window to front, two radiators.

DINING KITCHEN

25'2 x 13'11"

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated dishwasher, Samsung american style refrigerator/freezer, Bosch integrated oven and microwave, Siemens four burner ceramic hob unit with extractor hood above, tiled floor in kitchen area, double glazed french windows to garden and double glazed window, radiator.

UTILITY ROOM

13'10" x 6'3"

Wall cupboards, door to rear, access to loft, tiled floor, hanging fitting, plumbing for washing machine, Mistral (pressurised system) oil central heating boiler, radiator

CLOAKROOM

Three quarter tiled walls, white suite comprising of low flush W/C and hand basin, radiator.

BEDROOM TWO

13'1" x 8'10"

Radiator

BEDROOM THREE

13'11" x 8'3"

Radiator.

BEDROOM ONE

13'11" x 10'4"

Radiator

BATHROOM

7'3" x 7'1"

Fully tiled walls, white suite comprising panel bath with Aqualisa processor shower, low flush W/C and pedestal wash basin, mirror fitting, chrome radiator/towel rail, hallway, radiator.

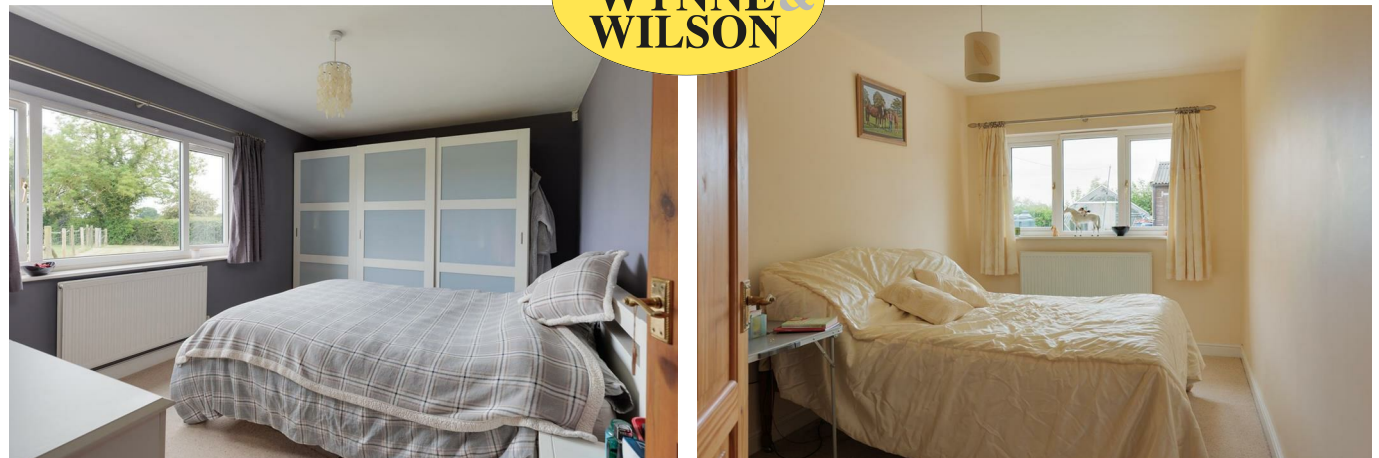
BEDROOM/STUDY FOUR

13'8" x 7'1"

Radiator

ANNEXE

Comprising :



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LIVING ROOM/KITCHEN

18'10" x 10'1"

Stainless steel single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, breakfast bar, wall cupboards, door to conservatory, radiator.

CONSERVATORY

17'7" x 12'1"

Brick base, double glazed windows and door to garden, radiator.

BEDROOM

13'6" x 9'2"

Radiator

EN-SUITE SHOWER ROOM

6'9" x 4'11"

White suite comprising pedestal wash basin, low flush W/C, tiled shower cubicle with shower, fully tiled walls, built in cupboard, radiator/towel rail.

OUTSIDE

Block paved car parking and turning area. Outside Tap. Exterior lighting. Timber constructed open fronted triple garages, workshop and gym. Greenhouse, oil tank.

GARDENS

The principal gardens extend to front of the property and are extensively lawned with specimen trees, herbaceous and flower borders, laburnum, apple trees, cherry and a horse chestnut. To the rear a path leads to a wonderful Dingley Dell with natural pond with welsh slate steps and waterfall, enclosed by a rhododendrons, oak and ash trees.

EQUESTRIAN FACILITIES

There is a separate vehicular access from the main road to the equestrian facilities providing access/parking for horse boxes and vehicles.

Timber constructed building comprising two kennels and utility with plumbing for washing machine and dryer. Concrete hard standing with electric point. Outer track system with central hard standing area.

STABLE BLOCK

A timber stable block by County Equestrian of Newport,

Shropshire comprises three loose boxes measuring :

13'4" x 11'4"

13'3" x 11'6"

13'3" x 11'6"

Wash box (spare loose box) 11'3" x 9'6" and two Tack Rooms measuring 13'3" x 8'6" and 13'3" x 8'3"

9'3" overhang with inset lighting, concrete base and power supply.

IMPLEMENT STORE AND BARN

Timber and galvanised constructed implement store and barn. Concrete hardstanding with electric point.

RAILED ARENA

147'7" x 91'10"

With a Silica Sand and Rubber Surface.
Concrete muck heap. Two outside taps.

Outer track system with central hard standing area. An inner track comes off the turnout paddock containing a 50 foot Claydon round pen. Small paddock with Patience/Circus Pole. Main L shaped play field with a selection of permanent obstacles suited for cross country and trec, general confidence building, jumps, natural and sleepered banks, bridge, sunken road, natural and sleepered ditches. Paddock to roadside setup with nine day turn out pens. The land is entirely encased with stock fencing currently used for sheep. Inner fencing is electric tape on wood poles with two mains energisers.

SERVICES

Mains water and electricity. Septic tank drainage.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold.

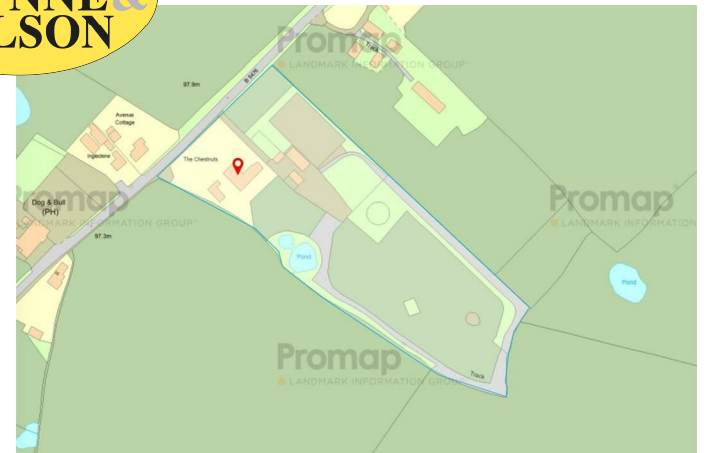
COUNCIL TAX

Band F.

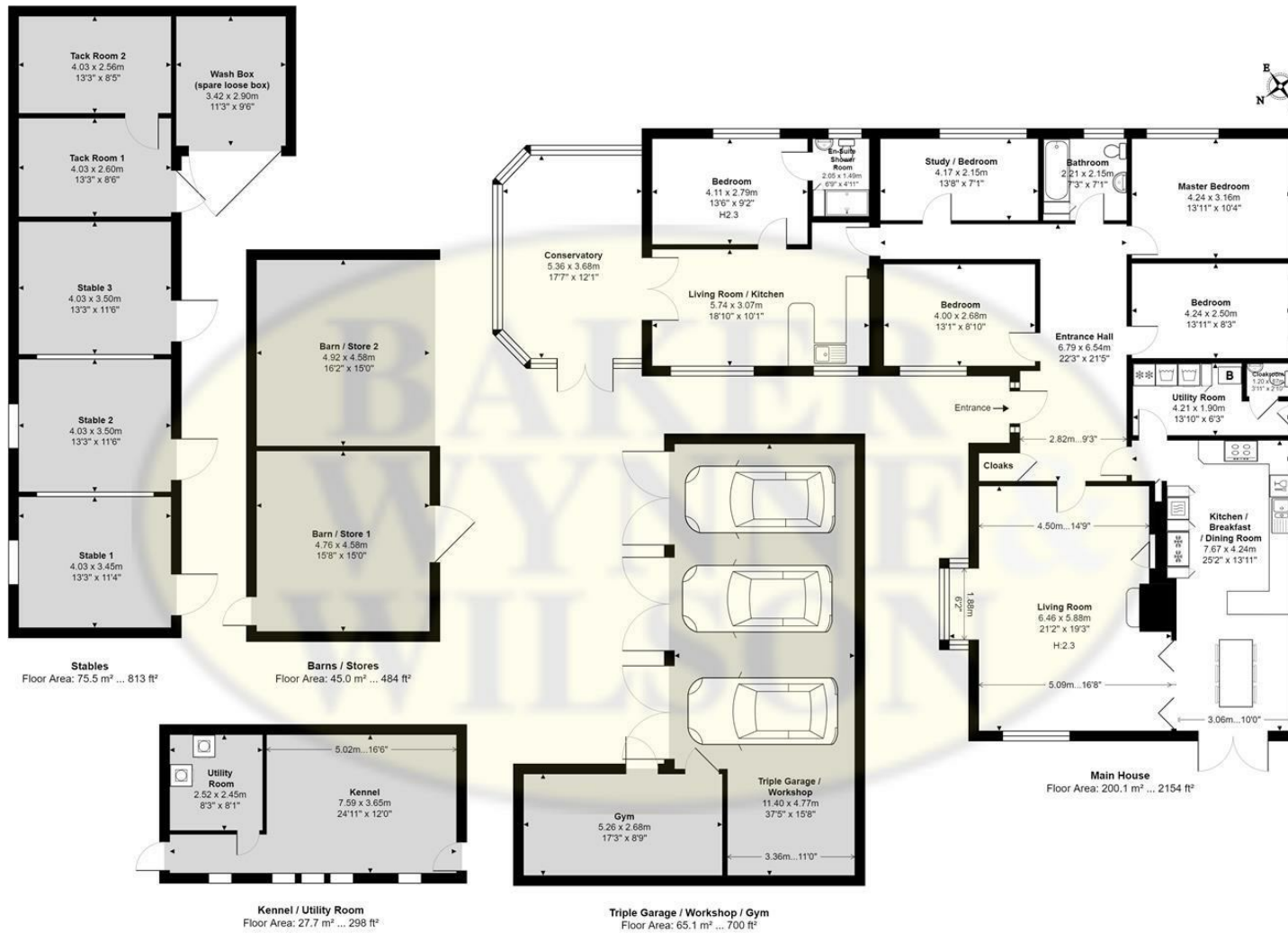
VIEWINGS

By appointment with BAKER, WYNNE & WILSON
38 Pepper Street, Nantwich. (Tel No: 01270 625214).





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THE CHESTNUTS, COTON, WHITCHURCH, SHROPSHIRE, SY13 2RA

All parts Approximate Gross Internal Area: 413.4 m² ... 4449 ft²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
 This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
 Floor plan produced by Leon Sancese from Green House EPC Ltd 2023. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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