



Lilac House Farm
Prees, Nr Whitchurch



Lilac House Farm

Prees | Nr Whitchurch | Shropshire | SY13 2DD

Whitchurch 4 Miles | Wem 6 Miles | Market Drayton 9 miles
Shrewsbury 15 Miles | Telford 21 Miles | Chester 25 miles

A TRADITIONAL FARMHOUSE WITH A LARGE YARD AND A
WIDE RANGE OF AGRICULTURAL BUILDINGS,
OFFERING SUPERB SCOPE FOR REDEVELOPMENT

Three bedroom farmhouse with potential for improvement and modernisation

Spacious accommodation ideal for family living

Extensive range of farm buildings with opportunity for numerous uses

Large yard with plentiful parking and turning space

Scope for commercial/ light industrial use (subject to PP)

Convenient roadside location with easy access to A49 and A41

Viewing highly recommended to fully appreciate opportunities

1.04 Acres (0.42 Ha) in all



bR



The Farmhouse

The period farmhouse, which is believed to date back to the early 1900's and was renovated and part rebuilt in 1992, offers an exciting opportunity for a new owner to update and modernise to their own taste and create their dream family home.

The property offers well-proportioned family accommodation. The galley kitchen connects to a larger kitchen and dining room incorporating a pantry cupboard and together these spaces could be reconfigured to create a generous and attractive open-plan living area at the heart of the home. At the front of the house are two reception rooms; one, most recently used as an office, features a period fireplace with an open fire, while the other is fitted with a log-burning stove. A conservatory, added in 2005, further extends the ground floor footprint. On the first floor there are three generously sized bedrooms together with a family bathroom.

To the rear a private garden with paved seating area and lawned area offers a sheltered outside space.

The Agricultural Buildings

The property is complemented by an extensive range of agricultural buildings and a large yard, which has been central to a long-established family pig-rearing and agricultural contracting business. Extending to approximately 15,000 sq ft (GEA), the buildings comprise a mix of portal-framed structures together with older block-built farrowing and fattening shippens. While some of the buildings are dated and in need of refurbishment, the majority remain highly serviceable and lend themselves to a wide range of future uses. Subject to obtaining the necessary planning consents, the buildings and yard could be adapted for commercial or light industrial activities, equestrian enterprises or continued agricultural and stock-related purposes. The workshop, which is fitted with an inspection pit, further enhances the versatility of the holding.

The yard offers extensive parking and turning areas, providing the capacity to accommodate large vehicles and equipment with ease, while its prominent A49 roadside location further enhances its suitability for commercial operations and business use.

This exciting property offers a versatile holding with scope as both a commercial entity or a comfortable family home.

The site as a whole totals 1.04 Acres (0.42 Ha).





The Location

Lilac House Farm is nestled in the beautiful and popular North Shropshire countryside with the busy market town of Whitchurch close by and the small, but well-equipped, village of Prees only one mile away.

The area is extremely well-served educationally with a variety of state and private primary and secondary schools within close proximity.

The road and rail links in the area provide an excellent opportunity for the buyer to combine an idyllic rural lifestyle with travelling for work.

Services

Mains water and electric are understood to be connected with a separate supply to the farm buildings (single phase). LPG gas for cooker. Drainage is to a septic tank.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Local Authority

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

Viewing

Viewing is strictly by appointment with and accompanied by the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

Location

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