



Meadow Brook, Lower Heath

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ESTATE AGENTS



# Meadow Brook

Lower Heath  
Prees, Whitchurch  
SY13 2BH

Whitchurch 6 miles | Wem 5 miles

Shrewsbury 15 miles | Market Drayton 9 miles

Chester 27 miles | M54 (J6) 16 miles

A unique dormer bungalow with scope for modernisation and improvement to provide a delightful family home

- Two reception rooms, kitchen, utility room
- Two ground floor bedrooms, wet room
- Three first floor rooms with potential as bedrooms, work or studio space
- Double Garage
- Substantial gardens of 0.3 Acre
- Open outlook over farmland to the rear
- Attractive views of Hawkstone Hills



Whilst Meadow Brook is situated in open countryside, its situation on the B5065 ensures that access to both the A41 and A49 is readily available allowing easy links to conurbations and commuter routes.

Hodnet, which is two miles distant, offers a range of everyday amenities including shop, pub, primary **school, doctors' surgery and church. An additional primary school** is found only one mile away at Lower Heath.

Further afield, the larger towns of Whitchurch, Wem and Shrewsbury offer a greater variety of amenities and are well served educationally with a range of both private and state schools. Wem and Whitchurch have

the benefit of rail stations allowing onward links to both Crewe to the north and Shrewsbury to the south.

It is understood that Meadow Brook was originally a small bungalow which has been significantly extended over the years to incorporate a second floor and a single storey utility extension with the garage having been added most recently.

The property now offers spacious accommodation over two floors which, although dated in terms of décor and fixtures and fittings, offers plentiful space with the potential to provide a charming family home in this attractive area of North Shropshire.



To one side of the hall is a spacious sitting room which enjoys dual aspect views with French doors leading to the rear garden. Beyond this is the kitchen which, although complete with a range of units and some appliances, would benefit from modernisation. A door leads from the kitchen to the separate dining room. Further to this is a substantial utility room with extensive range of fitted units and a separate WC. A door allows access to the attractive rear garden which enjoys a fabulous outlook over adjoining farmland to the Hawkstone Hills with the monument to Sir Rowland Hill being visible on the hilltop.

To the adjacent side of the hall are two bedrooms and a wet room. Although previously utilised as bedroom space these could of course be adapted to provide further living space.

On the first floor are three attic rooms and a WC. Although these rooms have restricted head height they would offer excellent bedroom space or alternatively a peaceful work or office space.

The house is approached over a sweeping gravel drive which offers plentiful parking space. The detached double garage providing further parking and storage space with sufficient space to the rear for a workshop area and work bench.

The extensive gardens surround the house to all sides. Predominantly laid to lawn they are encircled by mature hedgerows offering a private space to enjoy. To the rear of the house, outside the sitting room, is a small patio area which is well situated to take full advantage of the views and enjoy the tranquil location.







### Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

### Services

Mains electric and water are connected. Oil fired central heating system. Drainage is to a private septic tank. There is a borehole on site although this has not been used in recent years. 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.

### Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural who can be contacted on 01630 692500.

### Tenure

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

### Local Authority

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

### Directions

From Whitchurch follow the A41 south, after three miles turn on to the B5065 for Hodnet. Follow this road for three miles and the property will be found on the right hand side. Indicated by Barbers Rural For Sale board.

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**"Consumer Protection Regulations"** – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. B968 Printed by Ravensworth 01670 713330

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