



ROVING BRIDGE FARM

Whixall | WHITCHURCH | SY13 2RT





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Whitchurch 7.8 miles | Ellesmere 8.2 miles | Wrexham 14 miles | Wem 5.5 miles | Shrewsbury 16.4 miles
(all mileages are approximate)

A HIGHLY INDIVIDUAL AND HISTORIC COUNTRY PROPERTY

Georgian Toll House, Canalside Frontage
Seperate Detached annex To The Main House
Large Range of Stables, Barns and Buildings
Attractive Courtyard Gardens, Views Over Canal
Long 1/4 of a Mile Drive, Gym and Paddock



Whitchurch Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Dating in part from the late 18th century, the property comprises the original Toll House and Lock Keepers Cottage, constructed in 2010, together with extensive gardens, paddock, stabling and a wide range of outbuildings to approx. 3.5 acres.

SITUATION

Roving Bridge Farm is situated in the attractive rural area of Whixall, a dispersed countryside community in North Shropshire, close to Prees and Whixall and within easy reach of the historic market town of Whitchurch.

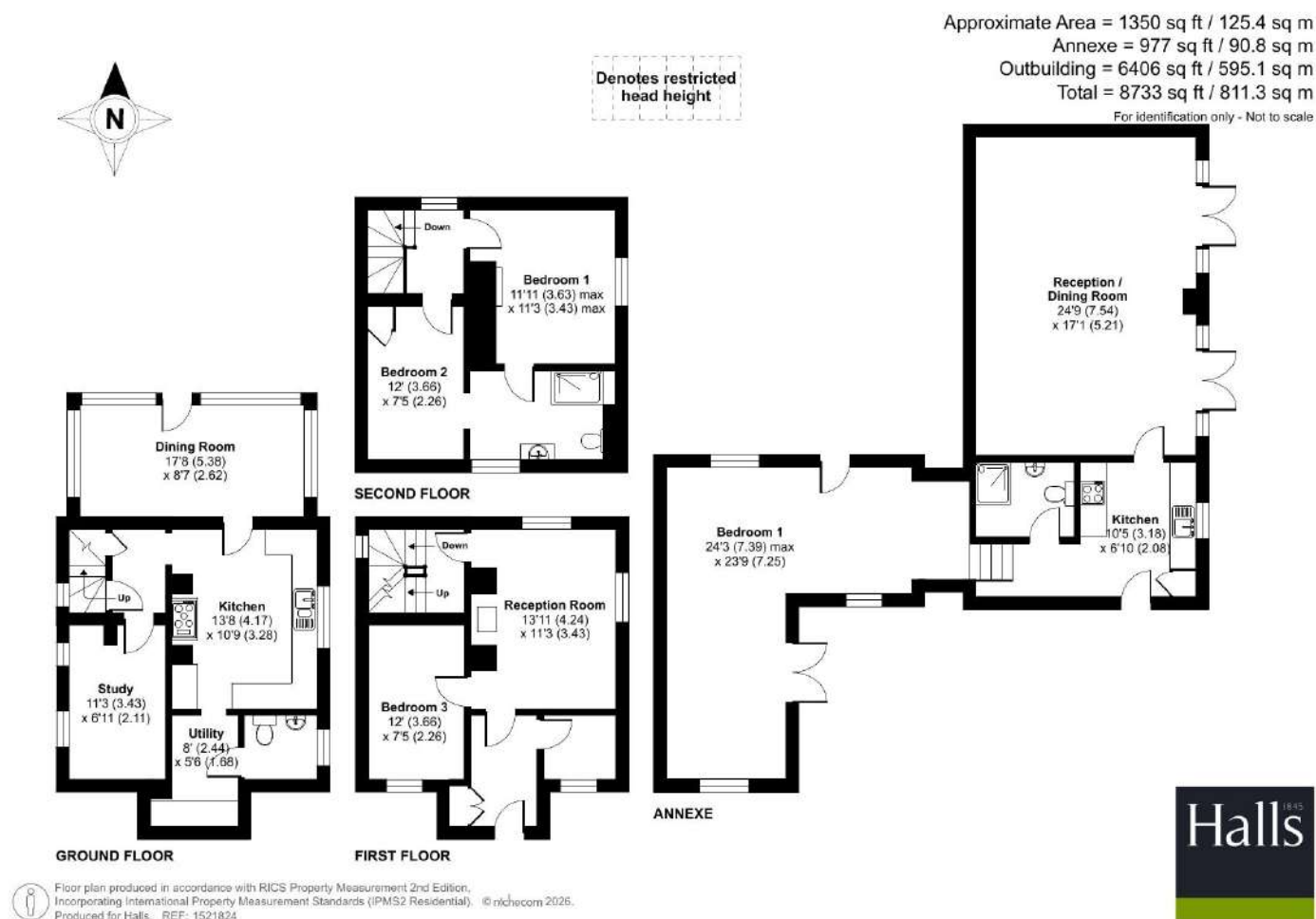
The surrounding countryside offers a range of walking and cycling routes, while nearby villages provide everyday amenities. Whitchurch provides a comprehensive range of shops, supermarkets, cafés, restaurants, public houses, schools and professional services.

The area benefits from good road connections to Whitchurch, Wem, Shrewsbury, Chester and the wider North Shropshire and Cheshire areas. The waterways around Whixall form part of an extensive and historically important canal network, with nearby Whixall Marina providing access to the wider inland waterways and a popular base for the local boating community.

The cottage is particularly useful as independent accommodation for family members, guests or those requiring separate living accommodation, whilst also offering potential for a variety of lifestyle or business uses, subject to any necessary consents.

PROPERTY

The historic Toll House provides charming and characterful accommodation arranged over three floors, retaining a wealth of period appeal and enjoying delightful views over the canal and surrounding countryside.



To the upper ground floor is a spacious Sitting Room together with the property's original Toll House Ticket Office and the main entrance, overlooking the canal. The first floor provides two bedrooms and a shower room, with both bedrooms enjoying wonderful elevated views across the canal and surrounding countryside. Constructed in 2010, Lock Keepers Cottage provides a substantial second dwelling which compliments the historic Toll House exceptionally well.

The accommodation is centered around a superb Open Plan Lounge/Dining Room, providing a generous and flexible living space suitable for both everyday occupation and entertaining. The Kitchen provides a practical range of fitted units and work surfaces with space for appliances. There is a large L-Shaped Bedroom, providing considerable flexibility and potential for a range of furniture arrangements, together with a well appointed Shower Room



OUTSIDE AND GARDENS

The property benefits from an extensive range of stables, outbuildings and attractive timber-framed buildings, providing excellent storage, recreational and working space. One building is currently arranged as a gymnasium and will be sold with the exercise equipment. A substantial Dutch-style barn provides excellent covered storage for cars, motorcycles, bicycles, machinery or other equipment. To the rear are animal pens, agricultural stores and further sheds, beyond which lies a useful paddock providing grazing and excellent potential for equestrian or smallholding use. Perhaps the defining feature of Roving Bridge Farm is its position alongside the Shropshire Union Canal and the Ellesmere Canal (Prees Branch).

The property occupies a particularly special position at the junction of these waterways, with the canals providing an attractive and ever-changing outlook and a wonderful setting for the two dwellings.

There is direct access to the canal towpath, providing an excellent opportunity for walking, running and cycling directly from the property without the need to use the public highway. The canals provide a wonderful recreational amenity and are particularly attractive throughout the seasons, with passing narrowboats, established waterside vegetation and the surrounding Shropshire countryside contributing to the tranquil nature of the setting.

For those with an interest in boating, walking, cycling or simply enjoying the countryside, the location is exceptionally well placed.

SCHOOLING

The property lies within a convenient proximity to a number of well regarded state and private schools including Thomas Adams School which is a coeducational comprehensive secondary 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

Freehold

SERVICES

Mains water, and electricity. Heating is via an oil fired boiler. Private drainage system.

LOCAL AUTHORITY

Shropshire

COUNCIL TAX & EPC RATING

Council Tax Band - G
Current EPC Rating - D

DIRECTIONS

What3Words ///hesitate.fortress.cookbooks

Do not use the post code. Use these directions - 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. Follow the road for a further



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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate 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 £36 (including VAT) per purchaser.



