



- An Impressive Four-Bedroom Barn Conversion in a Sought-After Rural Setting
- Separate Two-Bedroom Annexe • Substantial Rear Garden with Countryside Views
 - Gated Driveway Providing Ample Parking for Multiple Vehicles
 - Useful Workshop/Barn, Store and Adjoining Yard Area
 - Close to Whitchurch, with Good Transport Links
 - Offered For Sale with No Upward Chain



GENERAL AND SITUATION

Approximate Distances:
Whitchurch 4 miles • Chester and Shrewsbury both 25 miles

Oak View is an impressive lifestyle property, offering a versatile and spacious four-bedroom barn conversion together with a separate two-bedroom annexe. The property provides generous driveway parking for multiple vehicles, a spacious rear garden and patio, and a rural setting with attractive countryside views to the rear. Offered for sale with no upward chain, Oak View is ideally suited to families seeking flexible living space, multi-generational accommodation or those who work from home.

The property occupies a sought-after rural position close to the historic Shropshire market town of Whitchurch, amid attractive rolling countryside. Whitchurch offers a vibrant town centre with a range of shops, cafés, restaurants, supermarkets and everyday amenities. The town also provides primary schooling, with Sir John Talbot's School for secondary education, while Ellesmere College, The King's School Chester and Queen's School Chester are also within reach. Championship golf is available at the Macdonald Hill Valley Hotel, Golf & Spa.

Whitchurch also has a mainline railway station with services towards Manchester and London Euston. The wider area is well served by a network of A-roads, providing access to larger towns and cities including Chester and Shrewsbury, while the M6 is less than 20 miles away, giving onward links to major cities and airports.

THE RESIDENCE

A four bedroom barn conversion with character features, benefiting from double glazing and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** opens into a spacious **Entrance Hall** with tiled flooring, stairs rising to the first floor and two useful understairs storage cupboards. The hall gives access to the office, lounge and formal dining room.

The spacious **Lounge** provides a superb family reception space, featuring a multi-fuel burner set into a brick fireplace with timber mantel and tiled hearth. Two sets of French doors open out to the rear garden, while exposed timbers add character and charm.

The **Office** has a continuation of the tiled flooring and a rear-facing window. Located nearby is the ground floor **Shower Room**, fitted with an electric shower in cubicle, wash hand basin with vanity below and WC, with tiling to the walls and floor.

The **Formal Dining Room** features bi-folding doors opening to the rear garden, exposed brickwork, timbers and tiled flooring, and leads through to the kitchen.

The **Kitchen** is fitted with a comprehensive range of wooden wall and base units with wooden work surfaces, a double ceramic Belfast sink with mixer tap and tiled splashbacks, space and plumbing for a dishwasher, space for an American-style fridge freezer, and a range-style dual fuel cooker with gas hob, electric ovens and extractor above. Triple aspect windows and a front-facing door allow excellent natural light. A door leads into a practical **Utility Room**, with access to the rear and space and plumbing for a washing machine and additional white goods.





To the **First Floor** the spacious **Landing** can be used as a sitting area and enjoys front and rear aspect windows. Doors lead to **Four Bedrooms** and the **Family Bathroom**.

The **Principal Bedroom** is a particularly attractive room, with triple aspect windows allowing excellent natural light and a high ceiling with exposed timbers, with an **En-Suite Bathroom**, comprising a Jacuzzi-style bath, wash hand basin in vanity unit and WC.

The remaining **Three Bedrooms** are all doubles, with **Bedroom Two** enjoying a front-facing aspect and **Bedrooms Three and Four** overlooking the rear. **Bedroom Four** is currently used as a second **Office**, further enhancing the flexibility of the accommodation.

The **Family Bathroom** includes a Jacuzzi-style corner bath with shower attachment, wash hand basin in vanity unit, WC and heated towel rail.



ANNEXE

The separate two-storey annexe is positioned across the access drive and offers valuable additional accommodation, ideal for extended family, guests or independent living. The accommodation comprises the following accommodation.

The **Kitchen** is fitted with a range of base and wall units with wooden work surfaces, a useful breakfast bar, sink unit with mixer tap, tiled splashbacks, space for a fridge/freezer and space for a cooker, wood-effect laminate flooring, stairs rising to the first floor, and a door and window to the front elevation. The **Lounge** is located off the kitchen and has two front-facing windows, continuation of the laminate flooring and a feature fireplace.



To the **First Floor**, the **Landing** gives access to **Two Bedrooms**, a **Bathroom** fitted with a corner jacuzzi-style bath, WC, wash hand basin with vanity below and chrome heated towel rail, and an **Eaves Storage Room** with light.

OUTSIDE, OUTBUILDINGS & LAND

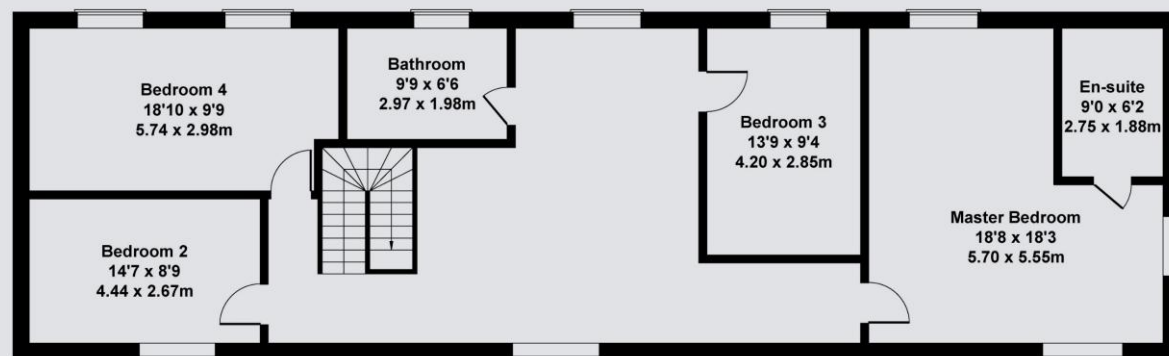
Externally, the main property is approached via double gates opening onto a generous gravel driveway, providing ample parking for multiple vehicles, including space for a caravan or motorhome. To the rear is a substantial garden, mainly laid to lawn, with a generous paved patio area ideal for outdoor dining, relaxing and enjoying the views over the surrounding fields.

Located behind the annexe is a **Workshop/Barn** c. 10.3m x 3.5m (33'10 x 11'6), benefiting from power and lighting, together with an **Adjoining Yard Area**. Adjacent is a **Boiler Room/Store** c. 4.1m x 3.3m (13'5 x 10'10), housing the oil-fired boiler serving both properties, with plumbing for a washing machine, space for a tumble dryer and space for gas bottles for the cooker.

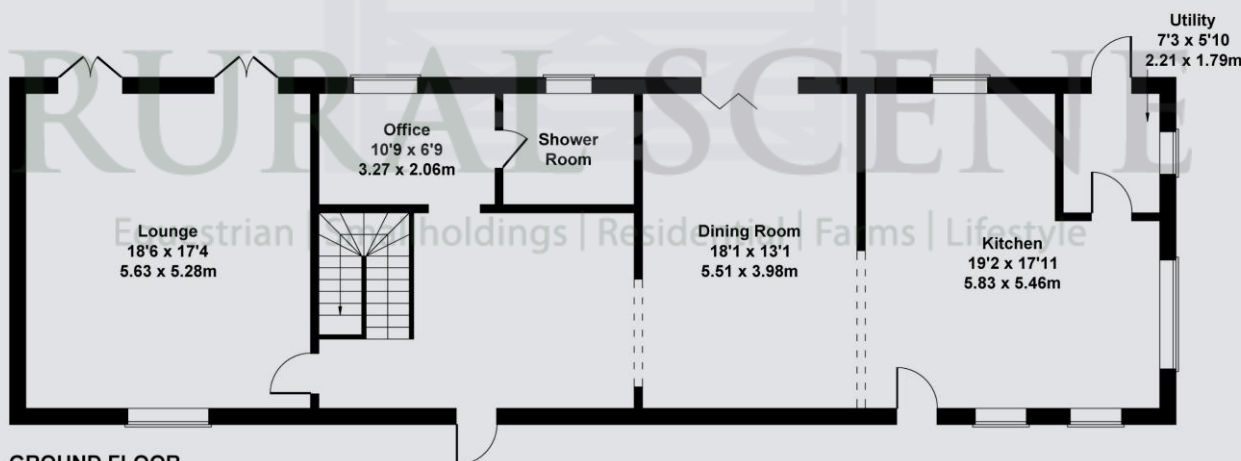


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FIRST FLOOR



GROUND FLOOR

Approximate Gross Internal Area
2637 sq ft - 245 sq m
Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SHROPSHIRE COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

ENERGY RATING C

COUNCIL TAX F

DIRECTIONS

From Whitchurch, take the A525 towards Nantwich. After approximately two miles, turn right signposted Ash. After a short distance, the entrance to the barns will be visible.

Oak View is the second property on the left.

There is no For Sale board.

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Note: We are advised that the driveway leading to Oak View is owned by a neighbouring property and that Oak View benefits from a right of way over it, with an informal agreement regarding maintenance. This will be confirmed by the vendor's solicitor during pre-contract enquiries.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited OAK VIEW but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.