



THE NOOK 6 BRIDGEWATER STREET

| WHITCHURCH | SHROPSHIRE | SY13 1QB



The Nook is a stylish and characterful two-bedroom maisonette in the charming market town of Whitchurch. It has many period features including a stained-glass window and has been recently and thoughtfully modernised to a high standard. The property benefits from valuable off-road parking, an EV charger and a garage.

Offers in the region of £250,000



- Stylish Maisonette
- Close to Centre of Town
- Parking, Garage & EV Charger
- Currently Used as a Holiday Let
- Many Period Features
- Recently Modernised

LOCATION

The property is located close to the centre of Whitchurch, Shropshire's most historic market town, being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities. There is also a junior school and secondary school close by and the railway station is only 1/2 of a mile away.

The Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets. Whitchurch boasts a new swimming and leisure centre just a short walk away from this property as well as the well known Jubilee Park having the more recent addition of a skate park. Also, a short walk away is a brand new 4.6-million-pound health centre which would be tremendously convenient for nearby residents.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell The Nook by private treaty.



The property has been recently refurbished throughout and is presented to an exceptional standard. It has had a re wire, new central heating boiler, and new kitchen. The property is currently let out as a holiday let and is being sold fully furnished except for the hot tub which is available by separate negotiation.

The accommodation comprises a canopied front entrance porch with an old restored church door that opens into a conservatory / diner. There is a feature Victoria stained glass window, windows overlooking the garden and a clear glass roof. Door from the conservatory into the kitchen which has base units with Quartz work top, integrated under counter fridge and slim line dishwasher and a wall mounted microwave oven. There is a ceramic two ring hob and oven beneath. The kitchen has a sash window to the conservatory and door to a laundry room with plumbing for a washing machine.

There is a spacious living room with fire place and log burning stove, secondary glazed sash window to the garden, fitted cupboards and book shelves and a door to to store cupboard. Also to the lower ground floor is a large twin bedroom and a bathroom with panelled bath with shower over, W.C, wash hand basin and cupboards below.

Stairs ascend from the kitchen to the upper ground floor landing where there is a door into a double bedroom which has high ceilings, one single glazed window and one secondary glazed sash window overlooking the gardens.

OUTSIDE & GARDENS

There is an access road off Bridgewater Street to Minshall Court. There is a drive, single garage and an EV charge point. There is a gate from the drive into the gardens and there is a herring bone path to the front door and a crushed slate garden with flower borders, raised bed and a provision for a hot tub. The hot tub is available by separate negotiation.

DIRECTIONS

From the centre of Whitchurch drive out on Doddington and turn left into Bridgewater Street and the property is located on the left hand side.



WHAT 3 WORDS

///safely.puddings.tastings

5 BRIDGEWATER STREET

In addition to this property the owners also own No.5 Bridgewater Street is a wonderful period Victorian Family Home presented to an exceptional standard. The property has three reception rooms, kitchen with integrated appliances and breakfast bar. Lower ground floor laundry & games room, four / five bedrooms and three bathrooms. It is close to the town centre and has a large rear garden and off street parking.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

LOCAL AUTHORITY - SHROPSHIRE

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. The property is currently rated for business rates as it is used as a holiday let.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1784 240426

SERVICES - ALL

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

TENURE - LEASHOLD



We understand that the property is Leasehold although purchasers must make their own enquiries via their solicitor. We understand that in 1982 the former owners created a 999 year lease with the owners of 5 Bridgewater Street. Both properties are now owned by the same family. There is a peppercorn ground rent payable quarterly and an annual charge for joint buildings insurance with a neighbouring property.

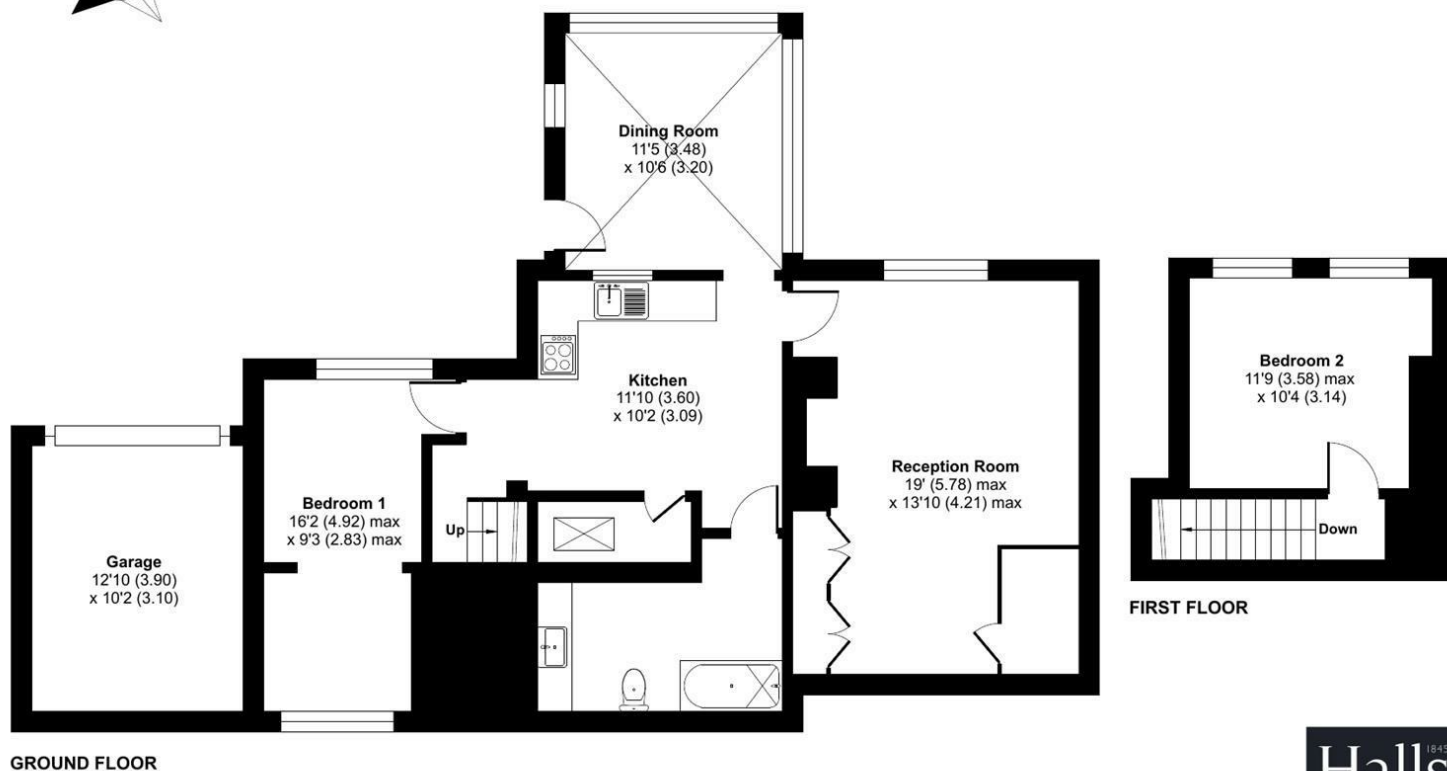


Approximate Area = 1018 sq ft / 94.6 sq m

Garage = 130 sq ft / 12 sq m

Total = 1148 sq ft / 106.6 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2026. Produced for Halls. REF: 1447691



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	58	74
EU Directive 2002/91/EC		

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



WHITCHURCH SALES

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www.halls.gb.com



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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.