



The Paddocks, Rye Bank, Wem, SY4 5QX

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Set in a peaceful rural spot just under two miles from Wem, this charming detached cottage offers a practical three-bedroom layout with two reception rooms, useful boot and utility rooms, a bright lounge with log burner, a sociable kitchen, and extensive outside space including a large barn, two outbuildings and a stable, along with open countryside views, a well-maintained front garden and ample off-road parking.

- Detached three bedroom rural cottage in a peaceful countryside setting
- Open field views surrounding the property
- Large barn, two outbuildings and a stable
- Country-style kitchen with ample storage
- Spacious lounge with a log burner
- Separate dining room and boot room
- Well maintained front garden and plenty of off road parking
- EPC tbc, Council tax band E



**This charming detached cottage sits in a peaceful rural setting just under two miles from Wem, offering the appeal of countryside living with easy access to the town's amenities, schooling, shops and transport links. The property features a number of period touches and a spacious, practical layout throughout. You enter into a generous entrance hall with plenty of room for coats, shoes and everyday storage. To the right is a bright, spacious lounge centred around a log burner, creating a warm and welcoming living space. To the left, the cottage-style kitchen offers ample storage and room for a dining table and chairs, giving it a sociable, family-friendly feel. Off the kitchen is a separate dining room which could equally serve as a playroom, home office or snug. A boot room and a separate utility room add further practicality. Upstairs, there are three bedrooms: two are good-sized doubles, while the third is a comfortable single. The family bathroom includes a corner bath with shower over.**





Outside, the property benefits from excellent storage and versatility, including a massive barn, two additional outbuildings and a stable, subject to any local authority consents that may be required for storage, hobbies or workshop use. The property is surrounded by open countryside field views, enhancing its rural setting. To the front is a well-maintained garden, and the property enjoys plenty of off-road parking.



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## **LOCATION**

The property is situated in the rural hamlet of Rye Bank, which is less than 2 miles from the North Shropshire market town of Wem offering facilities for daily requirements with leisure and recreational facilities including a football and cricket club, both primary and secondary schools, train station and doctor's surgery. The village of Prees which benefits from a train station, convenience store/post office, newsagents, doctors surgery, hairdressers, recreational facilities and a highly regarded primary school is around 2 miles away. The larger centres of Shrewsbury, Telford, Chester, Wrexham and Crewe are all within 14 - 26 miles.

## **TENURE**

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## **SERVICES**

We are advised that mains electricity and water are available. Electric Heating. Private Drainage via Septic Tank. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

## **PROPERTY INFORMATION**

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

## **DIRECTIONS**

From Whitchurch proceed on the B5476 towards Wem for approximately 6.5 miles, then take the right turn signposted for Loppington. Continue on down this road until you reach the junction, take a right turn and the property can be found shortly after on the right hand side.

## **ENERGY PERFORMANCE**

EPC tbc. The full energy performance certificate (EPC) is available for this property upon request.

## **LOCAL AUTHORITY**

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## **VIEWING**

Please ring us on 01948 667 272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## **METHOD OF SALE**

For sale by Private Treaty.

## **AML REGULATIONS**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale (in the case of a buyer), directly to Movebutler, and is non-refundable.

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## KITCHEN/DINER

23' 9" x 11' 5" (7.24m x 3.48m)

## LOUNGE

15' 9" x 13' 8" (4.8m x 4.17m)

## DINING ROOM

10' 6" x 9' 4" (3.2m x 2.84m)

## BOOT ROOM/UTILITY ROOM

13' 3" x 5' 8" (4.04m x 1.73m)

## BEDROOM ONE

15' 6" x 13' 9" (4.72m x 4.19m)

## BEDROOM TWO

11' 5" x 9' 4" (3.48m x 2.84m)

## BEDROOM THREE

11' 5" x 6' 4" (3.48m x 1.93m)

## BATHROOM

8' 6" x 6' 7" (2.59m x 2.01m)

## BARN

47' 1" x 29' 2" (14.35m x 8.89m)

## STORAGE

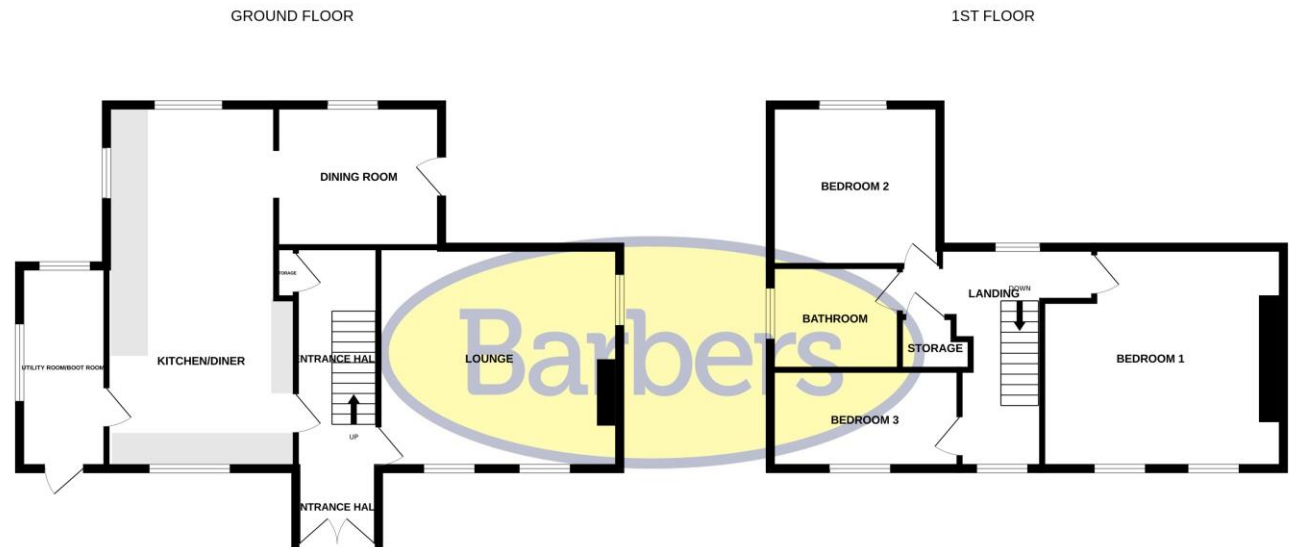
17' x 15' 4" (5.18m x 4.67m)

## STORAGE

16' 9" x 10' 4" (5.11m x 3.15m)

## STABLE

16' 8" x 10' 7" (5.08m x 3.23m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**WHITCHURCH**  
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