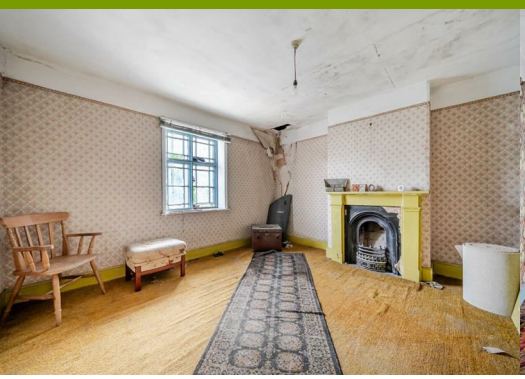


THE STATION HOUSE STATION ROAD

BASCHURCH | SHREWSBURY | SHROPSHIRE | SY4 2BQ







A particularly attractive grade II listed Victorian former Stationhouse providing around 2,400 sq ft of internal accommodation, all of which now offers untold potential for renovation to serve a variety of onward usages, be that for division, residential development, or commercial ventures (STPP); situated within gardens which extend to approx 0.5ac on the perimeter of Baschurch.

Offers in the region of £249,995



4 3 2 G

- **Victorian Station House**
- **Circa 2,400 sq ft**
- **Potential for a variety of Onward Usages**
- **Gardens ext to approx. 0.50ac**
- **Grade II Listed**
- **Edge of a Popular Village**

DESCRIPTION

Halls are favoured with instructions to offer Station House in Baschurch for sale by private treaty.

The Station House is a Victorian former railway station understood to date to circa 1848 and initially serving the Shrewsbury to Chester line. The property enjoys a stuccoed red-sandstone facade completed in a Gothic style, thus affording the building a particularly attractive and appealing frontage within which lies an impressive circa 2,400 sq ft of flexibly arranged accommodation, all of which now requires comprehensive modernisation

The property sits within generous ground which extend, in all, to around 0.49ac, or thereabouts which, as per the property, provide excellent potential for landscaping or further development (STPP). Of some note, and also contained within the grounds, is the former water tower which bears the same striking architectural tone as the dwelling.

The proportions, location and grounds make the property an ideal project for buyers, with ample scope provided to take the property in a number of directions, be that as a striking village residence, a commercial enterprise, or for residential development (STPP).



SITUATION

Station House lies astride the rail-line on the perimeter of the popular village of Baschurch, which boasts a respectable range of day to day amenities, including Schools, Convenience Store, Restaurants, and Public Houses, whilst retaining a convenient proximity to the nearby towns of Ellesmere and Wem, which, between them, provide a wider range of facilities, including further schooling and a Supermarket. The thriving county centre of Shrewsbury sits around 9 miles to the south and offers buyers a more comprehensive suite of amenities, including cultural and artistic attractions.

SCHOOLING

Within a convenient proximity are a number of well-regarded educational establishment, including The Corbet School, Baschurch CofE Primary School, Lakelands Academy, Weston Lullingfields Primary, Ellesmere Primary School, Shrewsbury School, Shrewsbury High School, The Priory, Prestefelde Prep., Packwood Haugh, and Adcote School for Girls.

DIRECTIONS

From Shrewsbury, proceed north on the B5067 to the village of Baschurch. At the crossroads in the centre of the village turn right on to the Burlton/Myddle road and proceed for a short distance where, immediately before the level crossing turn right. Station House will be found on the right hand side, identified by a Halls For Sale board.





THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Porch:
Inner Hallway:
Pantry:
Living Room:
Entrance Lobby:
Reception Room:
Reception Room:
Cloakroom:
Dining Room:
Kitchen/Breakfast Room:
Hallway:
Utility Room:
Bathroom:
Cloakroom:
Cloakroom (external):
Store (external):

- First Floor -
Bedroom One:
Bedroom Two:
Bedroom Three:
Bathroom:

OUTSIDE

Station House lies astride the tracks within generous gardens which extend, in all, to 0.49ac, or thereabouts. At present, the grounds are given over to parking to the fore which leads on to an expanse of lawn retained within an established tree-lined boundary. The grounds offer excellent opportunities for landscaping in order to become superb and well proportioned gardens to serve the property, however, recent development close by may suggest to potential for on site development (STPP).

WATER TOWER

The former Water Tower (approx. 70 sq ft) lies to the north of the property and echoes the Gothic styling of the Station House. The tower, as per the main dwelling, offers scope for a variety of onward usages (STPP).

W3W

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SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LISTING

The property is grade II listed - entry number: 1176173

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Band ' D ' on the Shropshire Council Register.

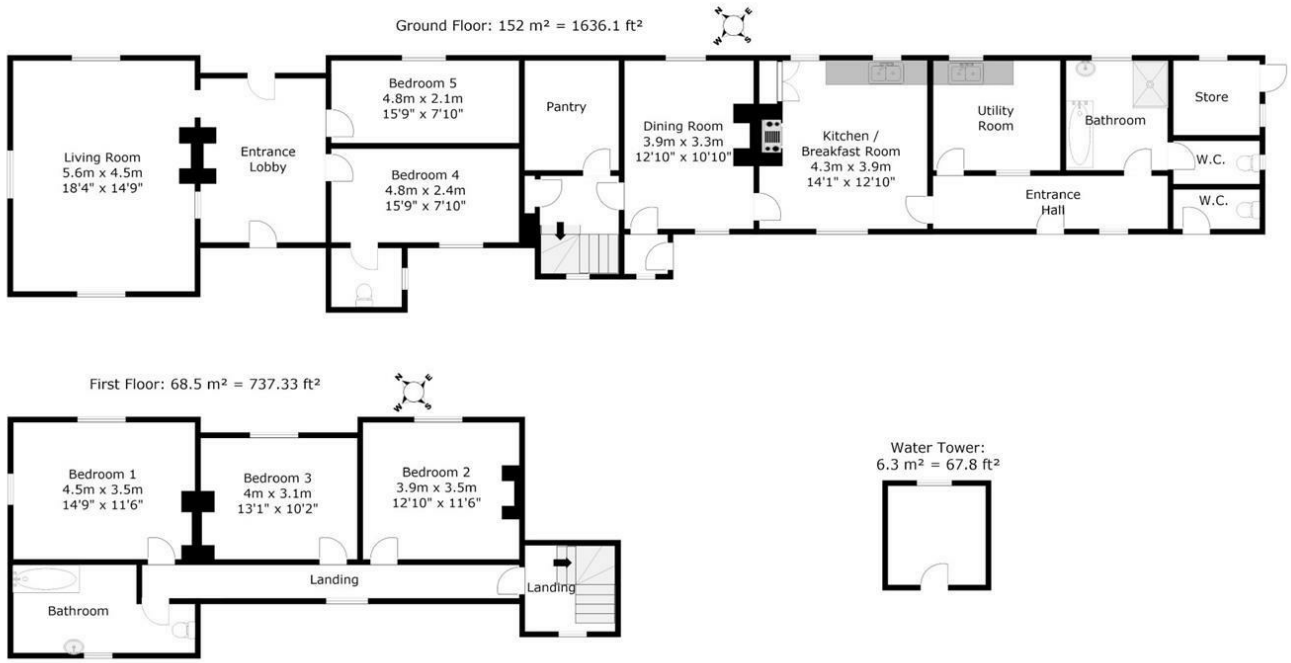
VIEWINGS

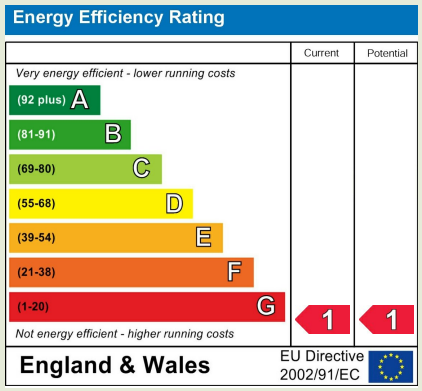
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

Anti-Money Laundering

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 £36 (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.





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.

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Halls 1845

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