

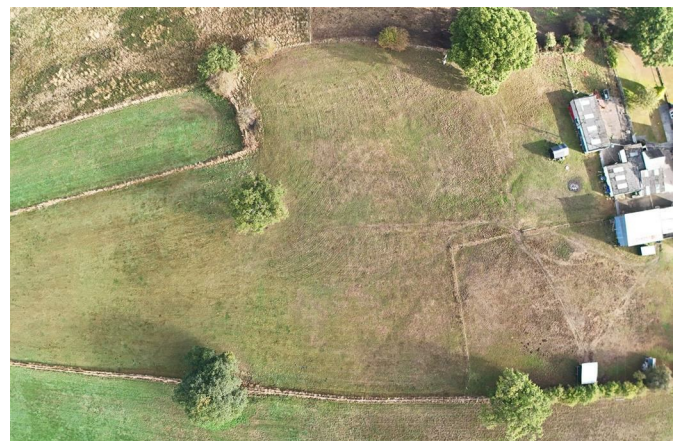
Ingleside Prees Heath Whitchurch SY13 3JX



5 Bedroom House - Detached
Open To Offers £612,500

The features

- IMPRESSIVE 5 BEDROOM DETACHED COUNTRY HOUSE
- REGISTERED SMALLHOLDING WITH APPROX. 3.5 ACRES
- BORDERED BY OPEN FARMLAND AND VIEWS OVER COMMONLAND
- IDEAL FOR EQUESTRIAN, SMALLHOLDING OR LIFESTYLE BUYERS
- EPC RATING E
- EXCELLENT RANGE OF OUTBUILDINGS AND 5 STABLES
- LARGE VERSATILE LIVING ACCOMMODATION
- IDEAL FOR DEPENDENT RELATIVE OR WORK FROM HOME
- GARDENS AND PADDOCKS



" 5 BEDROOM COUNTRY HOME WITH APPROX. 3.5 ACRES, REGISTERED SMALLHOLDING, STABLING & OUTBUILDINGS

A rare opportunity to acquire a substantial detached country home set within approximately 3.5 acres of gardens and paddocks, offering an exceptional lifestyle in a peaceful rural setting. Registered as a smallholding, the property combines spacious family living with extensive outbuildings and equestrian facilities, making it ideal for those seeking a smallholding, equestrian pursuits, hobby farming or simply the space and flexibility to enjoy country life.

Beautifully extended over the years, the property provides generous and versatile five-bedroom accommodation, including a self-contained ground floor annexe with en suite wet room, perfectly suited to multi-generational living, guest accommodation or those requiring dedicated home-working space. The heart of the home is the impressive open-plan living, dining and kitchen area, complemented by a choice of reception rooms, creating a home equally suited to family life and entertaining.

Outside, the lifestyle appeal continues with approximately 3.5 acres of gardens and paddocks, together with an excellent range of outbuildings including workshops, stores, an open-fronted barn and five stables. The versatility of the land and buildings offers enormous potential for equestrian enthusiasts, smallholders, those running a home-based business (subject to any necessary consents), or buyers simply looking for space and privacy.

Despite its idyllic countryside setting, the property enjoys excellent connectivity. The busy market town of Whitchurch is just a short drive away, providing a wide range of everyday

Property details

LOCATION

The property is conveniently located on the A49 close to the busy market Town of Whitchurch and providing ease of access for commuters to Shrewsbury, Telford, Nantwich, Cheshire and the M6. A short drive away you will find a convenience store, takeaway, cafes, public house and just further on into Whitchurch there are an excellent range of amenities including Michelin star restaurants, range of independent stores, bank, schools, doctors and hospital.

RECEPTION HALL

Sealed unit double glazed door opens to Reception Hall with radiator and useful under stairs storage recess.

LOUNGE

A fabulous sized through room naturally will lit by windows to the front and side and doors leading onto the rear courtyard. Stone fireplace (currently boarded), media point, radiators.

FAMILY/SITTING ROOM

having window to the front, chimney breast recess housing cast iron log burner, media point, radiator.

OPEN PLAN LIVING/DINING/KITCHEN

A great space for those who love to entertain with the Living/Dining area featuring chimney breast housing cast iron multi fuel burner, radiator.

Opening to Kitchen which is fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds and eye level wall units, windows to the side and rear and opening to

UTILITY ROOM

with continuation of base cupboards, space for freezer etc. Window and door to the courtyard and gardens.

INNER HALL

off which leads

GROUND FLOOR BEDROOM

A great versatile space - ideal for dependent relative, guest suite or potential home office/studio. A lovely light room with window and double opening French doors leading onto the garden, wooden effect flooring, radiator.

EN SUITE WET ROOM

with shower, wash hand basin and WC. Window to the rear, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the side and off which lead

BEDROOM 1

An excellent sized double room with windows to the front and side, providing aspect over adjoining fields and the Common to the fore, radiator.

BEDROOM 2

another good sized double room with windows to the side and rear with aspect over fields and the paddock. Radiator.

BEDROOM 3

Another double room with window to the rear and aspect over the garden and paddock. Radiator.

BEDROOM 4

A good sized room with window to the front, built in storage cupboard, radiator.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is approached through wooden gateway over driveway and courtyard which provides parking for numerous vehicles.

There are a range of outbuildings including large Workshop/Store, open fronted Barn, range of storage units including 2 large and 1 large store with 5 stables to the rear.

The Gardens lie to the front, side and rear of the property mainly laid to lawn enclosed to the front with fencing and high conifers providing a good level of privacy. To the Rear and side of the outbuildings are the Paddocks which are enclosed with several timber storage sheds and horse shelter and extend in total to approximately 3.5 acres.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water, electricity are connected. Drainage to septic tank and oil central heating. There is also a working well providing additional water.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

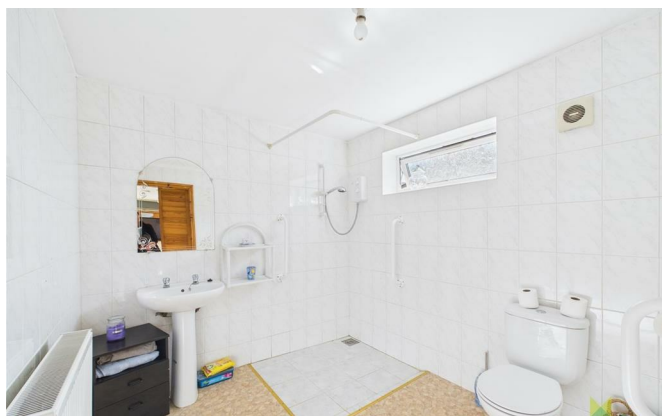
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home





Ingleside , Prees Heath, Whitchurch, SY13 3JX.

5 Bedroom House - Detached
Open To Offers £612,500





Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01939 234368

Email. info@monks.co.uk

Click. www.monks.co.uk

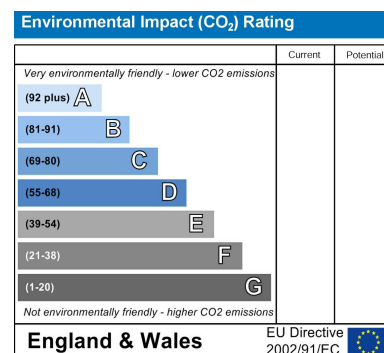
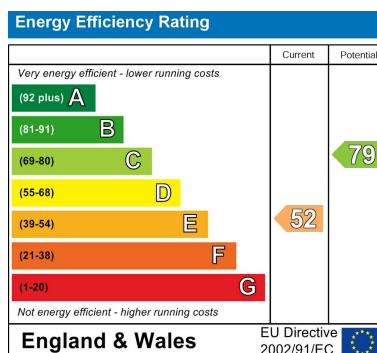
Wem office

13A High Street, Wem,
Shropshire, SY4 5AA

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.