



PARKFIELDS FARM

WHIXALL | WHITCHURCH | SY13 2QD





PARKFIELDS FARM

WHIXALL | WHITCHURCH | SY13 2QD

Ellesmere 7 miles | Whitchurch 18 miles | Wrexham 19 miles | Shrewsbury 21 miles
(all mileages are approximate)

A SUBSTANTIAL DETACHED BUNGALOW SET IN AROUND 4 ACRES
AGAINST A BACKDROP OF OPEN COUNTRYSIDE

Around 1,700 sq ft of accommodation
Range of Versatile Outbuildings
Land & Gardens ext to 3.74ac
Delightful Rural Setting
No Onward Chain



Ellesmere Office

The Square, Cross Street, Ellesmere,
Shropshire, SY12 0AW

T: 01691 622602

E: ellesmere@hallsgb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Parkfields Farm is a substantial three/four bedroom detached bungalow providing almost 1,700 sq ft of flexibly arranged living accommodation.

The property lies within land and gardens which extend, in all, to around 3.74ac, set against a peaceful backdrop of rolling countryside.

Complementing the home are a range of versatile outbuildings which offer excellent potential for a range of onward usages.

SITUATION

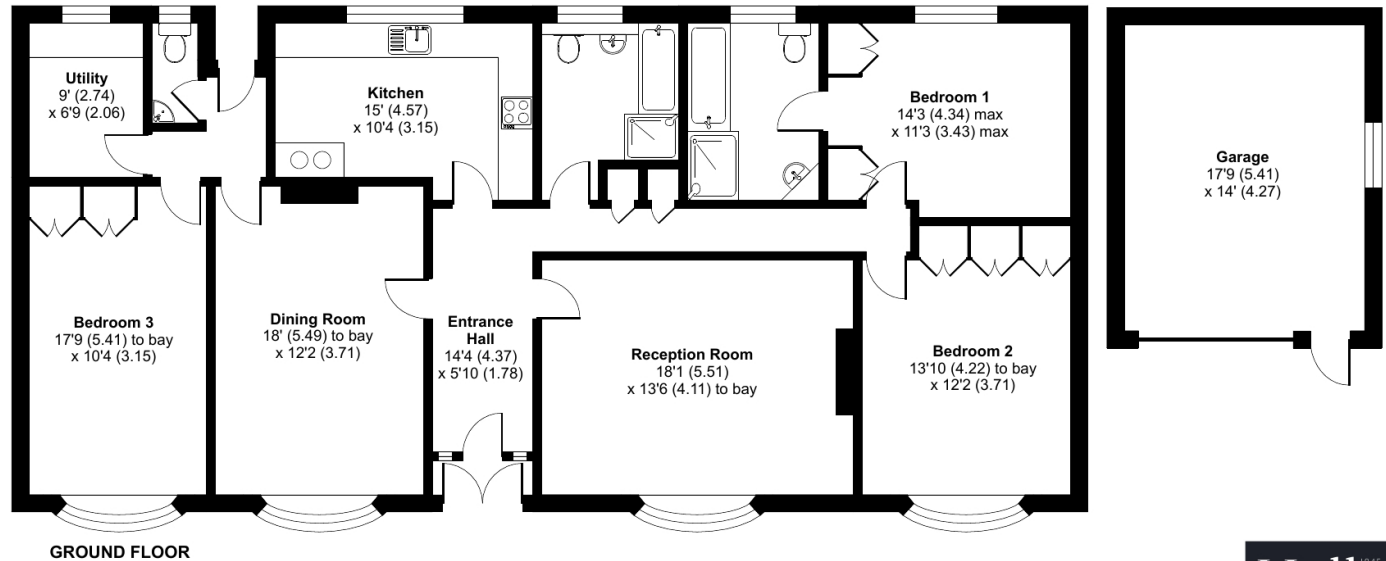
The property occupies a delightfully peaceful position astride a no through road within the rural village of Whixall, which offers immediate access to a network of quiet county lanes, public footpaths, and bridleways, as well Whixall Moss and the surrounding canal network, making it ideal for those with rambling, cycling, or equestrian interests.

Despite its rural setting, the property retains a convenient proximity to the lakeland town of Ellesmere and the market town of Wem, which provide a respectable range of day to day amenities, with the larger town of Whitchurch located around 7 miles to the north.

The county centres of Wrexham and Shrewsbury lie to the north and south respectively and offer a comprehensive suite of facilities to include transport links and cultural attractions.

PROPERTY

Parkfields Farm boasts a particularly versatile array of internal rooms which have been flexibly arranged to suit both families and more mature buyers alike, with two spacious reception rooms which overlook the front elevation providing ample space for entertaining and socialising.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1431052

Nestled within the heart of the property is a well proportioned kitchen which comprises a selection of fitted units positioned before a window that offers views across the gardens and onto the grazing land beyond, ideal for those with children or horses.

The kitchen is joined, to one side, by a guest cloakroom and a useful utility room with space for white goods.

The Master Bedroom benefits from views to the rear and a well appointed adjoining en-suite bathroom featuring both a bath and a shower, with the remaining two, or three if a reception room is utilised, bedrooms served by a family bathroom which, again, boasts both a shower and a bath, further adding to the versatility of the home.

Approximate Area = 1678 sq ft / 155.9 sq m
Garage = 250 sq ft / 23.2 sq m
Outbuildings = 5260 sq ft / 488.6 sq m
Total = 7188 sq ft / 667.7 sq m
For identification only - Not to scale



LAND & GARDENS

The property enjoys land and gardens which extend, in all, to around 3.74 acres, with mature gardens surrounding the property and comprising expanses of lawn, attractive seating areas, an established orchard, and an array of floral beds and mature hedging.

Immediately to the rear of the property lies just under 3 acres of pasture land, ideal for the grazing of a range of livestock and with scope for equestrian or agricultural development (LA consent permitting)

OUTBUILDINGS

Parkfields Farm benefits from a versatile range of useful outbuildings ideal for a variety of onward usages, alongside an indoor, now defunct, swimming pool.

Garage: 5.41m x 4.27m

Machinery Shed: 18.16 x 10.09

Hay/Storage Barn: 20.39 x 9.19m

Pool House: 13m x 5.23

Kennelling: 3.35m x 14.24

SCHOOLING

The property is conveniently situated for access to a number of well regarded schools, including Newtown C of E Primary, Whixall C of E Primary, Lakelands Academy, Thomas Adams School, and Ellesmere College.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property benefits from mains water and electric. Drainage is to a private system

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

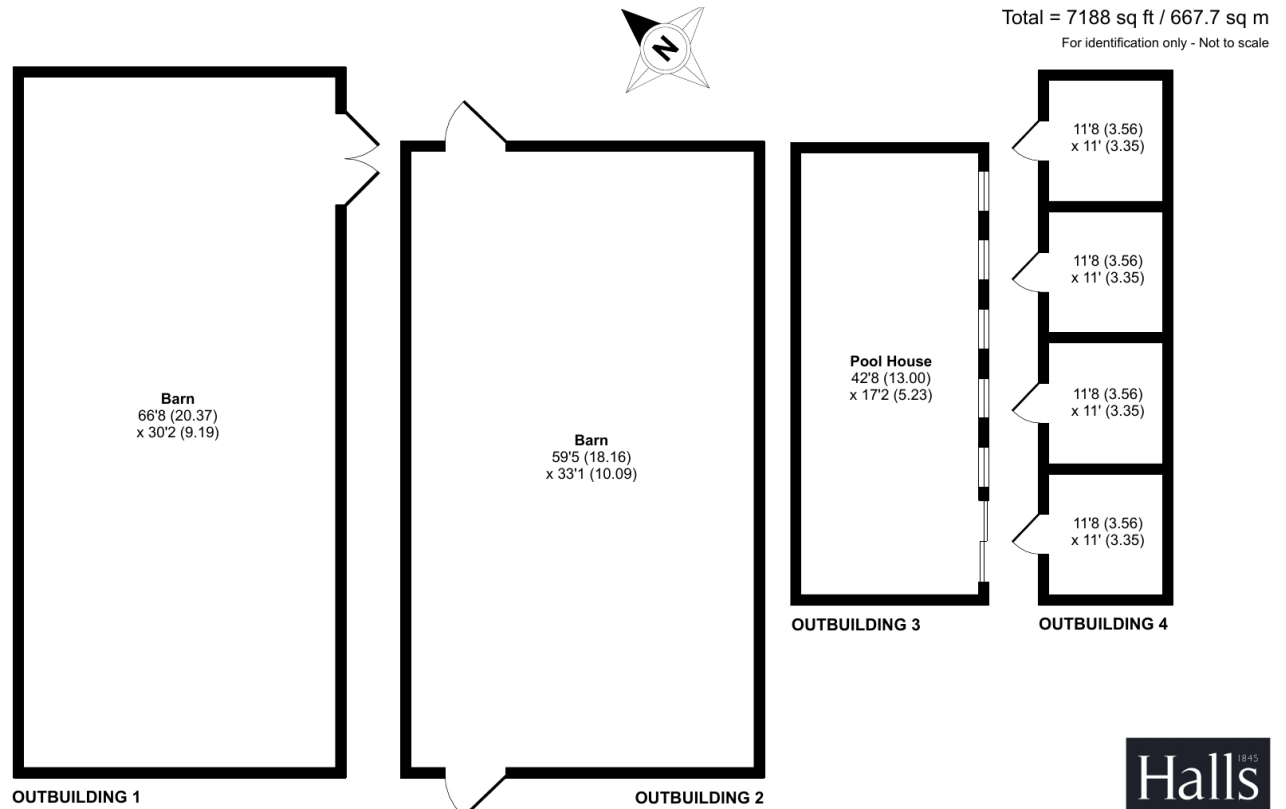
COUNCIL TAX

Council Tax Band – G

DIRECTIONS

What3Words /// transit.twins.centrally

Leave Ellesmere via the A495 in the direction of Whitchurch, turning left after The Mere to continue on this road. In the village of Welshampton, take a right turn onto the B5063 in the direction of Wem and continue for 2.2 miles until a right hand turn in the village of Northwood leads towards Whixall. Proceed for a further 1.4 miles until a sharp left hand turn leads onto a country lane, where, around 0.5 miles later, the property is situated on the right.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or these

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



