

Meadow View

Tybroughton | Whitchurch

barbers**RURAL**
rural surveyors & property agents





Meadow View

Tybroughton | Whitchurch

SY13 3BQ

Whitchurch 4 miles | Hanmer 4 miles | Wrexham 12.5 miles
 Chester 22 miles | Shrewsbury 23 miles
 Crewe station 20 miles | M54 motorway (J3) 32 miles

An immaculate four-bedroom country home with excellent equestrian facilities and land totalling 3.41 Acres, situated in a stunning rural location.

Attractive extended property

Four spacious bedrooms, principal bedroom with en-suite

Impressive well-equipped family kitchen, two reception rooms

Light-filled garden room overlooking the gardens

Immaculately presented throughout

Gardens and productive orchard

Excellent equestrian facilities with stabling for 12 horses

Useful paddocks. Extending to 3.41 acres (1.38 ha) in all

Spectacular far-reaching countryside views





The Location

Meadow View enjoys an attractive rural situation off the A525 between the charming village of Hanmer and the larger town of Whitchurch. Hanmer has a village shop, well-supported village pub, primary school, doctors' surgery and church and is idyllically located on the northern bank of an impressive ice age mere. The market town of Whitchurch offers a variety of social and leisure facilities with specialist shops on a bustling high street.

The historic City of Chester, which boasts defensive walls constructed by the Romans, provides extensive shopping along with a broad range of commercial and social facilities. The county town of Shrewsbury, which is popular with both shoppers and tourists, offers extensive social and leisure facilities together with an excellent selection of schools.

The area is extremely well-served educationally with a superb selection of both primary and secondary state and private schools within close proximity.

Commuters will find the property is well placed for access to a number of commercial centres, with the A41 and A49 providing excellent links. The nearby railway station at Whitchurch offers regular services to mainline stations, ensuring the property is exceptionally well connected despite its peaceful rural setting.

The local area is steeped in history and natural beauty and there are a number of footpaths and bridlepaths, including the lengthy Bishop Bennett Way, criss-crossing the surrounding farmland. The network of quiet country lanes surrounding the property are ideal for exercising of horses and there are a number of well-respected equestrian facilities and competitions venues in the area including Tushingham, Kelsall Hill and Somerford Park Farm.

The House

This attractive white-rendered period cottage has been thoughtfully and comprehensively renovated over the last ten years, creating a spacious family home. Immaculately presented in a neutral palette, it is ready to move into with no further work required by a buyer.

The impressive open-plan kitchen and dining room is fitted with a full range of Neptune units, including pantry cupboards, granite work surfaces and an integrated dishwasher, together with a five-door electric Aga. Underfloor heating extends through the kitchen, hallway and utility room, which has a sink, useful storage and a separate WC. The kitchen and utility room benefit from a lifetime warranty on the Neptune units.

Two further reception rooms retain the cottage's character, with wooden floors and a double-sided log burner providing a charming focal point. The garden room, with doors opening onto the garden and decking, offers a lovely space to relax and enjoy the outdoors.

Upstairs are four spacious bedrooms, including a principal bedroom with a recently replaced en-suite and separate dressing area. A family bathroom with slipper bath and Neptune double washbasin completes the accommodation.

Light, airy and beautifully maintained, the property combines period charm with modern comforts, offering a stunning family home.







The Gardens

The gardens lie to the front and rear of the house and are mainly laid to lawn with established planting around the property. Offering a blank canvas, they provide excellent scope for further landscaping, additional planting or the creation of outdoor entertaining areas. To the side is an established orchard area with a variety of fruit trees including apple and damson.

The Equestrian Facilities

The property benefits from phenomenal equestrian facilities, finished to an exceptional standard they would be equally suited as a professional yard or for private use.

The purpose-built American barn, erected in 2022, provides eight internal stables with concrete flooring and external windows. Further facilities include a wash bay with hot water shower and solarium. The internal tack room has been finished to an outstanding standard, featuring a brick herringbone floor, bespoke storage solutions, washing machine, fridge and sink, together with a separate WC. The attention to detail within the design has produced a highly practical yet impressive working environment. A separate L-shaped timber stable block provides a further four stables, a tack room and feed room, with additional stores to the rear.

Together, the two stable blocks offer an exceptional, well-equipped and beautifully maintained equestrian setup, combining practicality with a notably high standard of finish and providing an excellent opportunity for buyers to create their dream equestrian holding.

In addition to their current equestrian use, the buildings may also offer potential for alternative uses, including smallholding, light industrial or commercial purposes, such as storage, subject to the necessary planning permissions. The buildings offer considerable versatility, with scope to accommodate a variety of rural enterprise or lifestyle uses.

The Land

Extending to 2.84 Acres the land, which is all in grass, encircles the house and equestrian yard, ensuring a wonderful sense of space and privacy, whilst providing useful grazing for horses or livestock. The property as a whole extends to 3.41 Acres (1.38 Ha).

Method of Sale

For sale by Private Treaty as a whole.

Tenure

We are advised that the property is freehold with vacant possession on completion. Tenure will be confirmed by the vendors' solicitor during pre-contract enquiries.

Services

Mains water and electric are connected. Oil-fired central heating system. Drainage is to a private septic tank, this has not been inspected and no warranty or guarantee is given as to the compliance of this system.

We are advised that the above services are available. The Agents have not tested any apparatus, equipment, fittings, etc, or services to this property so cannot confirm that they are in working order.

Easements and Rights of Way

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the vendors or their Agents to specify them.

Fixtures and Fittings

These sales details are for descriptive purposes only and the vendors reserve the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Plans, Areas and Schedules

These are based upon the Ordnance Survey and the Rural Payments Agency digital land maps. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Local Authority

Wrexham County Borough Council, Guildhall, Wrexham, LL11 1AY. Tel: 01978 292000

Viewing

Viewing is strictly by appointment with Barbers Rural. Tel: 01630 692500

Council Tax Band

Band G

EPC

Rating D

Location

Postcode: SY13 3BQ What3words: ///corporate.erase.guests

Misrepresentations

Barbers Rural give notice that:

The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, any offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and intended purchaser(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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