

**FOR SALE**

Offers in the region of £525,000

Ingleside Waterloo, Whixall, Whitchurch, Shropshire, SY13 2PX

Ingleside is a spacious detached country cottage that has been extended. The property is being sold with NO CHAIN and has land of just over 3 acres. The property comprises entrance porch, hall, living room, dining room, kitchen and ground floor shower room / utility. To the first floor are four bedrooms and a family bathroom. There are large gardens, detached double garage and a range of outbuildings. Viewing is highly recommended.





- **Detached Country Cottage, No Chain**
- **Land to 3.4 acres over 2 Plots**
- **Spacious Accommodation**
- **Rural Location, Views over Fields**
- **Detached Double Garage**
- **Range of Outbuildings**

GENERAL REMARKS

Ingleside is a delightful cottage located at the end of a private track. The property is being sold with NO CHAIN and will require some cosmetic improvements. The property comes with two parcels of land that extend to 3.4 acres and would be ideal for grazing animals. The property has a detached double garage and range of outbuildings.

The property briefly comprises entrance porch, hall, ground floor shower room / utility, kitchen and three reception rooms. To the 1st floor are 4 bedrooms and a family bathroom. There are spacious gardens to the rear with large paved patio.

LOCATION

The property is located within Whixall in the hamlet of Waterloo which is a most attractive and unspoilt rural setting. In the heart of the North Shropshire countryside Waterloo offers great opportunities for those who enjoy walking, including access to the nearby canal nature reserve, Whixall Moss and canal tow paths.

Whilst being tucked away, the property has easy access to Wem, providing a good selection of shops, schools including Thomas Adams, sport facilities and a rail service. Other neighbouring towns include Ellesmere with meres, boating and canal cruising opportunities. The nearby historic market town of Whitchurch offers a wide range of amenities and historic features.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell Ingleside by Private Treaty.

The property has a reception porch that opens into a spacious entrance hall with a radiator and tiled floor. Off the hall is a ground floor shower / utility room with wash hand basin, low flush W.C and plumbing for a washing machine. There is a fitted kitchen with a wide range of base and wall mounted units, work top surfaces, oven and hob. The kitchen has an integrated fridge, space for a slim line dishwasher and undercounter freezer and there are windows overlooking the rear gardens.

Off the kitchen is a study area and large dining room with bi fold doors that open onto the rear garden. Off this room is a sitting room and separate garden room with views over the gardens and adjacent countryside.



Approximate Area = 1645 sq ft / 152.8 sq m
 Garage = 530 sq ft / 49.2 sq m
 Outbuildings = 733 sq ft / 68 sq m
 Total = 2908 sq ft / 270 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1340750

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



Stairs ascend to the 1st floor landing where there is a door to an airing cupboard. To the 1st floor there are three double bedrooms and 1 large single bedroom and a family bathroom. There are wonderful views from the bedroom windows over the gardens, land and adjoining countryside. The property has oil fired heating and double glazed windows.

GARDENS AND GARAGE

The property is accessed off a shared un adopted lane through a gate and to the parking area. There is a detached double garage with power and lighting and a staircase to a large loft storage area. The garage roof has solar panels. Adjacent to this is an outbuilding with work shop and storage room. There is access down either side of the property to a large rear garden with lawns, paved patio area and flower borders. There are also some garden sheds and a log store to the side.

LAND

The property has two parcels of land that extend in total to over 3 acres. The 1st parcel of land runs adjacent to the unadopted lane and the 2nd parcel of land is to the rear of the garden and is accessed down the side of the property.

DIRECTIONS

From Whitchurch drive south on the B5476 Tilstock Road for approx 6.5 miles. There is a pub on the right hand side called the Bull & Dog and just past that turn right into Post Office Lane for about 1 mile and go past the Whixall Social Centre. Just past there turn left into Goblins and follow the lane for about 1.5 miles and go over the canal bridge and immediately turn left and the property is located at the end of the track.

WHAT 3 WORDS

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ANTI-MONEY LAUNDERING (AML) CHECKS

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 £30 (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.

SCHOOLING

The property lies within a convenient proximity to a number of well regarded state and private schools including Thomas Adams School which is a coeducational comprehensive secondary school and sixth form. St Peters C of E Primary School, Tilstock C of E School, SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1670 110825

COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'E' on the Shropshire Council Register.

LOCAL AUTHORITY - SHROPSHIRE

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



SERVICES

We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators. Drainage is to a septic tank.

TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.



FOR SALE

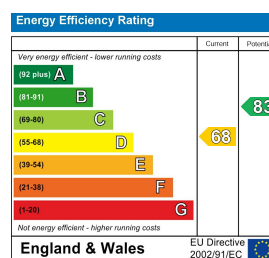
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@halls.gb.com



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