



Park View, Wood Lane, Whixall, SY13 2NN

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Enjoying 6.8 acres of land and an exceptional range of outbuildings, this spacious detached three-bedroom rural home features flexible living space, a ground-floor ensuite bedroom, two luxurious upstairs suites, generous reception areas, established gardens and ample parking, offering considerable potential subject to any necessary local authority planning consents.

- Three-bedroom detached rural home set within approximately 6.8 acres
- Multiple outbuildings including workshop, car port and hay barn with garage
- Extensive equestrian facilities including nine stables and a tack room
- Well presented kitchen/diner
- Inviting lounge with log burner
- Light-filled sunroom offering garden views
- Two luxurious upstairs bedrooms each with built-in wardrobes and full ensembles
- Established gardens with fruit trees and patio seating area
- Ample off-road parking within a peaceful rural setting
- EPC D, Council tax band E



A well-presented and spacious detached three-bedroom rural home, set within approximately 6.8 acres, offering extensive outbuildings and excellent potential for a range of uses (subject to any necessary local authority planning consents). The property provides flexible accommodation, including a ground-floor bedroom suite, generous living spaces, and impressive equestrian and workshop facilities.

On entering the property, the front entrance leads to a spacious ground-floor bedroom to the right, complete with an ensuite shower room. This room could also serve as an additional reception space if preferred. To the left is a well-presented kitchen/diner, offering good storage and space for a large kitchen table. Off the kitchen is a comfortable lounge featuring a cosy log burner, and a sunroom providing direct access to the garden.



Upstairs are two luxurious bedrooms, each with built-in wardrobes and ensuite bathrooms. Both ensuites include large showers and baths, giving a high-quality finish throughout.

Outside, the property is exceptional in what it offers. There are 6.8 acres of land along with an extensive range of outbuildings. This includes nine stables, two of which are indoors with a dedicated tack room area. Six stables are attached to a substantial brick-built barn, split into two large rooms. Additional outbuildings include a large workshop, a three-bay car port, a two-storey brick outbuilding, and various other useful structures. There is also a hay barn with an attached garage.

The garden is well-established, featuring fruit trees and a patio area ideal for seating. The property benefits from plenty of off-road parking, making it suitable for a variety of lifestyle needs.



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LOCATION

The property is located in the rural village of Whixall and is just under 4 miles from the market towns of Whitchurch and Wem offering a variety of local independent shops, schools, supermarkets and other major retailers. Whitchurch and Wem train stations are on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Shrewsbury, Telford, Wrexham, Chester and Crewe are all within approximately 14 to 26 miles approximately.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water and electricity are available. Oil Central Heating. Private Drainage via a Septic Tank. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

DIRECTIONS

From Whitchurch proceed on the B5476 towards Wem. At the village of Tilstock turn immediately before the Horseshoes Inn and travel towards Whixall. Proceed along this road for approximately 1.7 miles and the property can be found on the left hand side.

LOCAL AUTHORITY

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

WH40740 190826

KITCHEN/DINER

25' 7" x 11' (7.8m x 3.35m)

LOUNGE

18' x 13' (5.49m x 3.96m)

SUNROOM

12' 7" x 10' 3" (3.84m x 3.12m)

DOWNSTAIRS BEDROOM

15' 8" x 12' 4" (4.78m x 3.76m)

ENSUITE

6' 9" x 6' 4" (2.06m x 1.93m)

MASTER BEDROOM

14' 2" x 12' 4" (4.32m x 3.76m)

ENSUITE

12' 9" x 7' 8" (3.89m x 2.34m)

BEDROOM TWO

13' 5" x 12' 5" (4.09m x 3.78m)

ENSUITE

12' 9" x 11' 6" (3.89m x 3.51m)

WORKSHOP

33' 6" x 19' (10.21m x 5.79m)

OUTBUILDING ONE

15' 6" x 10' 3" (4.72m x 3.12m)

OUTBUILDING TWO

23' 8" x 11' 6" (7.21m x 3.51m)

OUTBUILDING THREE

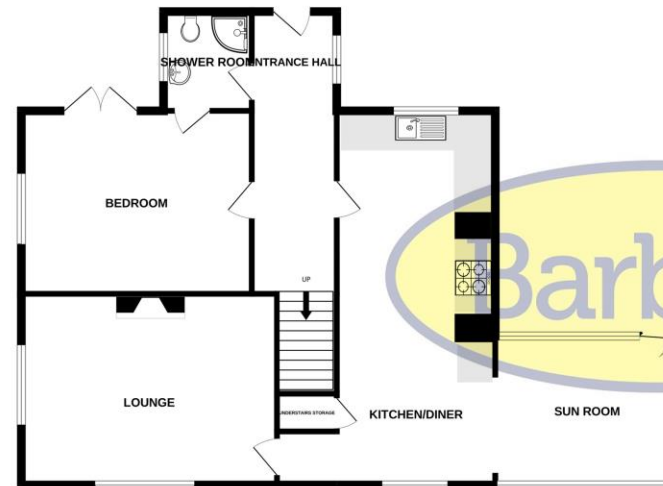
24' 2" x 11' 5" (7.37m x 3.48m)

THREE BAY CAR PORT

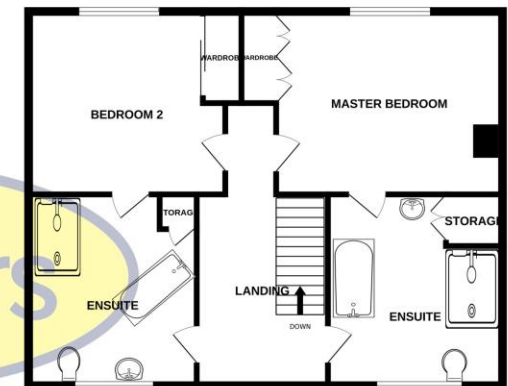
35' 4" x 22' 7" (10.77m x 6.88m)

The property benefits from excellent equestrian facilities, comprising two indoor stables with a dedicated tack room area, each measuring approximately 11'7" x 11'3". An additional separate outdoor stable measures approximately 10'2" x 9'3". There is also a further block of six stables, each measuring approximately 12'4" x 11'6", all benefiting from canopy cover.

GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 1835 sq.ft. (170.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



WHITCHURCH
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