



Rose Villa , Brown Heath, SY12 0LA

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Set within the peaceful village of Brown Heath, this detached four-bedroom home offers character features, spacious living areas, a self-contained annexe, mature gardens and a paddock forming part of a total plot of just under two acres with open countryside views.

- Detached four-bedroom house in a peaceful North Shropshire village
- Bright, well-proportioned reception rooms with character features
- Separate self contained one bedroom annexe
- Set within a total plot of just under two acres with gardens, paddock and open countryside views
- Open-plan kitchen/diner with integrated appliances
- Lounge with traditional fireplace and separate dining/sitting space
- Garden room overlooking mature, well-kept gardens
- Useful utility/boot room
- Ample parking plus wooden shelter and additional shed
- EPC D, Council tax band F



A detached four-bedroom home set in the peaceful country village of Brown Heath in North Shropshire, surrounded by open countryside and far-reaching field views. The property offers generous accommodation, lovely character features and a versatile layout, along with mature gardens and a total plot of just under two acres. The front door opens into a bright hallway. To the right is a light and welcoming lounge with a traditional fireplace. To the left, a formal dining room flows through to a comfortable sitting area, where patio doors open directly onto the garden. Continuing through, the spacious open-plan kitchen/diner includes integrated appliances, plenty of storage and a practical layout for everyday living. Off the kitchen is a bright garden room overlooking the well-maintained gardens, with further patio doors leading outside. To the rear, a useful utility/boot room and a downstairs WC complete the ground floor. Upstairs are four good-sized bedrooms, with bedroom three benefiting from excellent built-in storage. The





bedrooms are served by a well-presented family bathroom fitted with both a bath and a separate shower cubicle. The landing also provides additional built-in storage.

Outside, the property includes a double garage with a converted annexe above. This bright self-contained space features an open-plan kitchen/living area with skylights, a double bedroom and a modern en-suite shower room. It offers excellent flexibility for guests, multi-generational living or potential rental use, subject to any local authority consents. The grounds are a real feature, with mature, well-kept gardens, established flowerbeds, a paddock forming part of the overall plot, a wooden shelter and an additional shed for storage. There is also ample off-road parking.



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LOCATION

Brown Heath is a peaceful rural hamlet set within the Shropshire countryside, offering a quiet setting surrounded by open farmland and country lanes. Whilst set in a countryside location, the area remains well connected, with the nearby market towns of Wem and Ellesmere both easily accessible. Wem provides everyday amenities including shops, cafés, a medical centre and schooling options, along with a railway station offering links towards Shrewsbury and Crewe. Ellesmere offers further facilities, supermarkets, independent businesses and well-regarded primary and secondary schools, as well as the popular Mere and surrounding walks. The location suits buyers seeking a rural lifestyle while still being within convenient reach of services, schools and transport links in the surrounding towns.

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 electricity, drainage and water are available. Oil Central Heating. Domestic Treatment Plant. 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 take the B5476 to Wem, next take the Ellesmere Road (B5063) and take the left turn onto the B4397 into Loppington. Once you arrive into Loppington take the next right turn after passing the Dickin Arms, follow this road along and the property can be found on the right hand side.

ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

LOCAL AUTHORITY

Council Tax Band F. 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.

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KITCHEN/DINER

26' 7" x 8' 6" (8.1m x 2.59m)

LOUNGE

14' 9" x 11' 5" (4.5m x 3.48m)

DINING ROOM

14' 8" x 12' 5" (4.47m x 3.78m)

SITTING ROOM

16' 9" x 9' 2" (5.11m x 2.79m)

GARDEN ROOM

17' 2" x 10' 8" (5.23m x 3.25m)

UTILTY ROOM

9' 5" x 8' (2.87m x 2.44m)

BEDROOM ONE

16' 2" x 11' 6" (4.93m x 3.51m)

BEDROOM TWO

14' 9" x 10' 9" (4.5m x 3.28m)

BEDROOM THREE

13' 8" x 10' 1" (4.17m x 3.07m)

BEDROOM FOUR

9' 2" x 8' 9" (2.79m x 2.67m)

BATHROOM

9' 8" x 8' 9" (2.95m x 2.67m)

ANNEXE KITCHEN/LIVING AREA

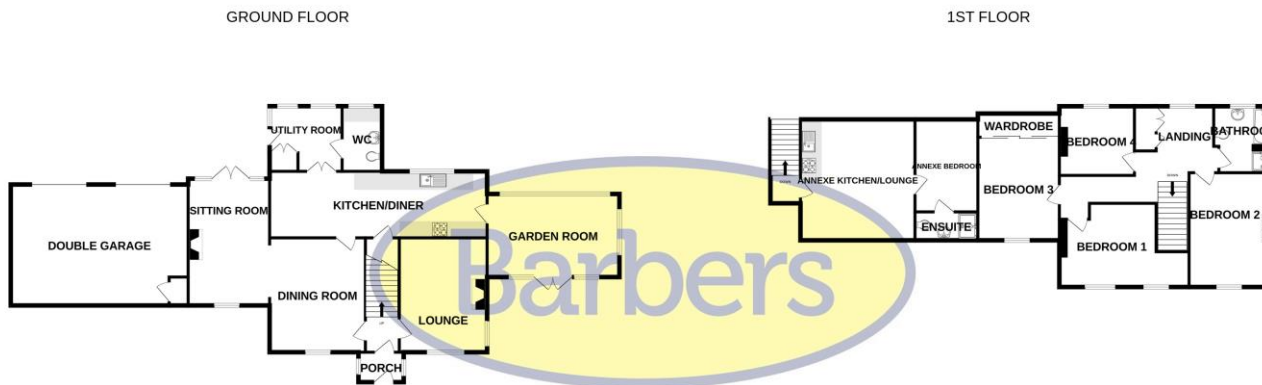
15' 6" x 14' 2" (4.72m x 4.32m)

ANNEXE BEDROOM

11' 6" x 8' 2" (3.51m x 2.49m)

DOUBLE GARAGE

23' 1" x 15' 3" (7.04m x 4.65m)



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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