



4 BLACKOE COTTAGES WREXHAM ROAD

WHITCHURCH | SHROPSHIRE | SY13 3PF



A charming mid-terraced cottage in a wonderfully secluded position close to the Shropshire Union Canal, enjoying far-reaching views across adjoining farmland and offering an exciting opportunity for modernisation and improvement. The property will require modernising and it has parking, garage and large gardens that back onto the canal. It is available with NO CHAIN.

Offers in the region of £250,000



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- Charming Detached Terraced Cottage
- Views Over Fields & Close to Canal
- Available with No Upward Chain
- Will Require a Programme of Modernisation
- Parking, Garage & Workshop
- Courtyard and Large Rear Gardens

LOCATION

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 4 Blackoe Cottages by private treaty.

4 Blackoe Cottages is a particularly interesting period cottage occupying a peaceful and largely hidden position, tucked away from the Wrexham Road and approached via a shared private track. The property is understood to have formerly been owned by Belton Farm and has remained in the same ownership for several decades, rarely coming to the open market.

The cottage offers character, charm and considerable potential, although it will require a programme of modernisation and improvement to bring it up to contemporary standards. The accommodation provides a good-sized footprint and comprises an entrance hall, sitting room, large open-plan kitchen/diner and utility room.



To the first floor are two generous double bedrooms and a spacious family bathroom, which includes both a bath and separate shower.

The property benefits from double glazed windows, LPG heating.

OUTSIDE & GARDENS

Externally, the cottages are approached along a shared private track, leading to a communal parking area. Number 4 has the benefit of a garage together with a useful outbuilding incorporating a workshop and outside W.C. There is a rear patio / courtyard area immediately adjoining the house, while to the front is an attractive west-facing seating area which takes full advantage of the property's rural setting and enjoys lovely views across the surrounding farmland.

The gardens are a particular feature. To the side and rear of the garage is a substantial garden area, incorporating lawns, a garden shed and greenhouse. The garden extends down to a mature hedge, beyond which lies the Shropshire Union Canal, creating an idyllic backdrop and providing immediate access to the attractive canal-side environment.

DIRECTIONS

From Whitchurch drive out on the A525 heading towards Wrexham. After about 1/2 a mile turn left into Hadley Park Caravan Park & Cafe. Continue along the track and as it splits take the most right hand track and follow for about 800 metres. You will see in the trees a turn off to the left for 1-4 Blackoe Cottages. Follow that track and park at the end of the parking area.

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 £36 (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.

LOCAL AUTHORITY - SHROPSHIRE

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

COUNCIL TAX - SHROPSHIRE

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

SCHOOLING - WHITCHURCH

The property lies within a convenient proximity to a number of well regarded state and private schools including Whitchurch CE Junior Academy, Whitchurch CE Infant School, SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.



SERVICES

We believe that mains water and electricity are available to the property. The heating is via an LPG fired boiler to radiators. Drainage is to a shared private system.

TENURE - FREEHOLD

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

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1863 140926

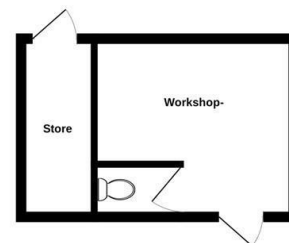
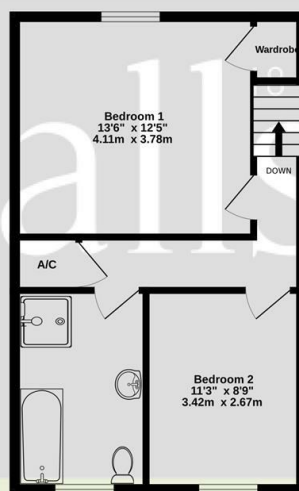
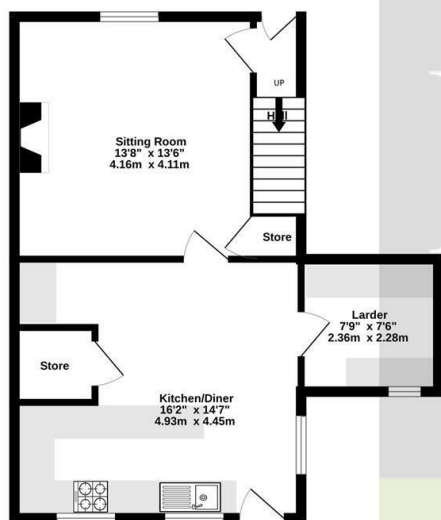
AGENTS NOTE

The land plan is for identification purposes only.

Ground Floor
508 sq.ft. (47.2 sq.m.) approx.

1st Floor
431 sq.ft. (40.0 sq.m.) approx.

Workshop
155 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



WHITCHURCH SALES

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www.halls.gb.com



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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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