Barbers

Crossing Cottage, Black Park, SY13 4JP

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Freehold £465,000







Four-bedroom detached country cottage with stunning views over Blakemere and the Shropshire countryside. Just over a mile from Whitchurch, this spacious home offers two En Suites, Lounge with log burner, generous gardens, ample parking and a large, detached garage.

- Four-bed Detached Country Cottage
- Ample Off-Road Parking
- Rural Location with Countryside Views
- Good Size Garden
- Lounge, Kitchen/Diner
- Large Detached Garage
- Two En Suites, Family Bathroom
- EPC C, Council Tax Band D
- Ground Source Heat Pump, Solar Panels
- Freehold









An excellent opportunity to purchase a well-presented four-bedroom detached cottage, occupying a generous plot in a rural setting overlooking Blakemere, with far-reaching views across the Shropshire countryside. The property is conveniently located just over a mile from the centre of Whitchurch, providing easy access to a range of local amenities.

Thoughtfully extended by the current owner, the property offers spacious and versatile accommodation throughout. The ground floor comprises a Dining Hall with bi-folding doors opening onto the garden, a Cloakroom with WC, a Lounge with log burner, a well-appointed Kitchen/Diner and a separate Utility Room. To the first floor are four good-sized Double Bedrooms, two of which







benefit from En Suite facilities, together with a Family Bathroom.

Outside, the property benefits from ample off-road parking and a large, detached garage, along with well-maintained gardens, predominantly laid to lawn, with a paved patio area and a variety of mature shrubs, plants and trees.

With generous accommodation, established gardens and pleasant countryside views, this property has much to offer. Viewing is recommended to appreciate the space and accommodation available.



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LOCATION
Situated in a rural location close to a railway line just over a mile from the centre of the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

TENURE
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

SERVICES
We are advised that mains electricity and water are available. Private Drainage, ground source heat pump and solar panels on a feed in tariff. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. https://checker.ofcom.org.uk/

DIRECTIONS
At the town's traffic lights travel into Talbot Street and continue past the tyre company on the left-hand side and you will reach Black Park Road, continue on past Whitchurch Alport Football club ground and proceed for approximately 1 mile where the property can be found on the left hand side just after the railway bridge.

LOCAL AUTHORITY
Council tax band D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING
By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

METHOD OF SALE
For sale by Private Treaty.

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

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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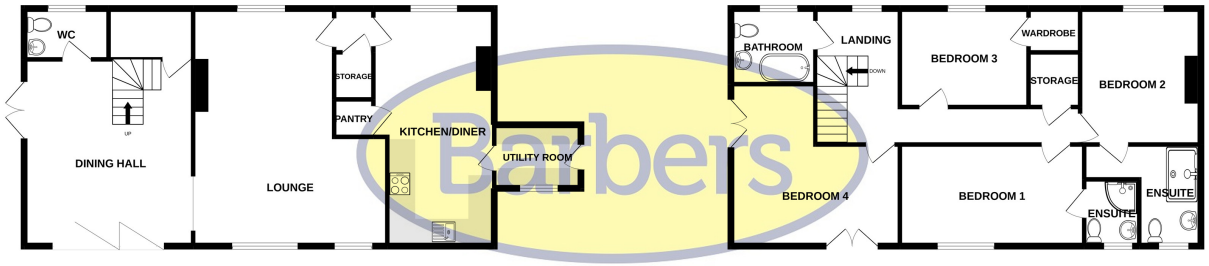


32 Rose Crescent, Wellington, Telford, Shropshire, TF1 1HT

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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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KITCHEN/DINER
21' 1" x 10' 5" (6.43m x 3.18m)

LOUNGE
20' 8" x 15' 9" (6.3m x 4.8m)

DOWNSTAIRS WC
7' 3" x 5' 8" (2.21m x 1.73m)

UTILITY ROOM
5' 8" x 7' 7" (1.73m x 2.31m)

DINING HALL
16' 3" x 14' 9" (4.95m x 4.5m)

DETACHED GARAGE
30' 1" x 21' 5" (9.17m x 6.53m)

BEDROOM ONE
16' 1" x 8' 5" (4.9m x 2.57m)

ENSUITE
8' 5" x 4' 7" (2.57m x 1.4m)

BEDROOM TWO
12' 1" x 11' 9" (3.68m x 3.58m)

ENSUITE
5' 6" x 4' 9" (1.68m x 1.45m)

BEDROOM THREE
10' 8" x 8' 3" (3.25m x 2.51m)

BEDROOM FOUR
16' 3" x 13' 7" (4.95m x 4.14m)

BATHROOM
6' 1" x 7' 4" (1.85m x 2.24m)

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.

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WHITCHURCH
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667 272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

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