



Fields Farm, Moss Lane, Whixall, SY13 2RY

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Impressive detached four-bedroom home with a fully self-contained two-bedroom annex, set in a total plot of approximately 6.75 acres. Offering generous gardens, useful outbuildings, extensive land, privacy and beautiful countryside views, ideal for family or multi-generational living.

- Impressive detached rural property
- Set in a total plot of approximately 6.75 acres
- Four-bedroom main family home
- Fully self-contained two-bedroom annex
- Bright open kitchen and conservatory
- Separate living room with multi-fuel burner
- Solar Panels
- Useful range of outbuildings
- EPC TBC, Council tax band F
- Freehold



Brief Description

Occupying an enviable rural position, this impressive, detached property sits within a total plot extending to approximately 6.75 acres, offering exceptional space, privacy and beautiful countryside views to both sides. The property comprises a spacious four-bedroom family home together with a well-appointed, fully self-contained two-bedroom annex, making it ideally suited to family, multi-generational or independent living.

The main house features a welcoming entrance room with a traditional Belfast ceramic sink and downstairs WC. At the heart of the home is an open-plan kitchen with adjoining conservatory, creating a bright and sociable space for both everyday living and entertaining. The separate living room provides a cosy retreat, complete with multi-fuel burner. Upstairs are four bedrooms, three of which are doubles, with two benefiting from en-suite facilities. The principal bedroom is particularly impressive, featuring a walk-in wardrobe and en-suite with a walk-in shower.

The fully self-contained two-bedroom annex offers excellent flexibility and independent living accommodation. It comprises a fitted kitchen, two large double bedrooms and a spacious bathroom with walk-in shower. One of the bedrooms also benefits from a large walk-in wardrobe. A useful utility/boot room provides additional practical and storage space.



Outside, the property enjoys generous gardens and grounds together with approximately 6.75 acres including the adjoining land, combining to create an attractive and private rural setting. A selection of useful outbuildings provides versatile space for storage, gardening, hobbies, workshop use or equipment. The property also benefits from solar panels, which are connected to a feed-in tariff.

The extensive surrounding land offers plenty of opportunity to enjoy the outdoors, while the peaceful rural setting and beautiful countryside views further enhance the property's appeal.

Combining substantial and versatile accommodation, a fully self-contained annex, generous gardens, useful outbuildings and a total plot extending to approximately 6.75 acres including the adjoining land, this distinctive property offers an exceptional amount of space, flexibility and privacy, making it ideally suited to family, multi-generational or independent rural living.



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LOCATION

The property is located on Moss Lane; the rural hamlet of Whixall has renowned nursery & primary school. Situated about 5 miles from both the market towns of Whitchurch and Wem offering facilities for daily requirements. The county town of Shrewsbury is about 16 miles away. The larger centres of Chester and Telford are within 25 - 30 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.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE

EPC TBC

SERVICES

We are advised that mains electricity and water are available. Solar Panels. Oil central heating. Private drainage via 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. 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

From Whitchurch travel into Alkington and continue into Whixall until you reach Moss Lane on the right, (also signed W J Furber). Fields Farm will then be found on the right-hand side. (It is approximately 6 miles from the centre of Whitchurch).

METHOD OF SALE

For sale by Private Treaty.

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.

VIEWING ARRANGEMENTS

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

WH0895 110926

AML REGULATIONS

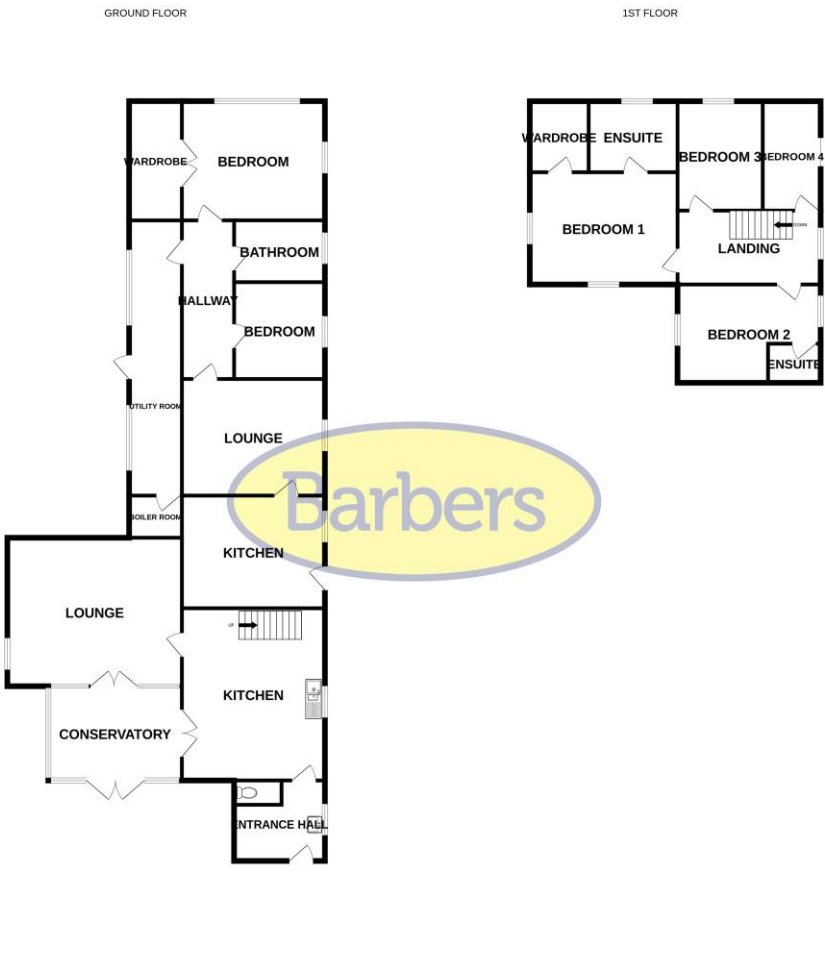
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had 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.



Measurements	ANNEX
ENTRANCE/UTILITY 9' 7" x 8' 6" (2.92m x 2.59m)	KITCHEN 15' 2" x 11' 9" (4.62m x 3.58m)
KITCHEN 18' x 15' (5.49m x 4.57m)	LOUNGE 15' 2" x 12' 2" (4.62m x 3.71m)
CONSERVATORY 14' 4" x 10' (4.37m x 3.05m)	BEDROOM ONE 10' 1" x 9' 6" (3.07m x 2.9m)
LOUNGE 18' 3" x 15' 6" (5.56m x 4.72m)	BEDROOM TWO 13' 7" x 12' 5" (4.14m x 3.78m)
BEDROOM ONE 11' 9" x 5' 9" (3.58m x 1.75m)	BATHROOM 9' 6" x 6' 5" (2.9m x 1.96m)
BEDROOM ONE ENSUITE 5' 6" x 4' 1" (1.68m x 1.24m)	UTILITY/BOOT ROOM 28' 8" x 5' 6" (8.74m x 1.68m)
BEDROOM TWO 15' 7" x 11' 8" (4.75m x 3.56m)	OUTSIDE
BEDROOM TWO EN SUITE 9' 6" x 6' 3" (2.9m x 1.91m)	DOUBLE GARAGE 22' 6" x 17' 1" (6.86m x 5.21m)
BEDROOM THREE 15' x 10' 5" (4.57m x 3.18m)	OUTBUILDING 1 50' 3" x 38' 7" (15.32m x 11.76m)
BEDROOM FOUR 10' 7" x 9' 2" (3.23m x 2.79m)	OUTBUILDING 2 25' 1" x 21' 3" (7.65m x 6.48m)
	OUTBUILDING 3 22' 5" x 10' 8" (6.83m x 3.25m)
	OUTBUILDING 4 24' 2" x 9' 3" (7.37m x 2.82m)
	OUTBUILDING 5 41' 3" x 25' 6" (12.57m x 7.77m)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A 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.

for furnishing



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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