

# Barbers

Helping *you* move



**Mirador, Hampton Bank, Welshamption, SY12 0PU**

A fabulous, well presented three bedroom detached bungalow with spacious gardens, ample parking and two garages, situated in a peaceful location just outside the popular village of Welshamption. NO UPWARD CHAIN.

Offers in the Region of

**£365,000**

# Mirador, Hampton Bank, Welshampton, SY12 0PU

## Overview

- Spacious Detached Bungalow
- Three Double Bedrooms
- Peaceful Location with countryside views
- Close to Welshampton Village
- No Upward Chain
- Spacious Gardens
- Two Single Garages
- Lounge with multi-fuel burner
- Modern Kitchen, Utility Room
- Master Bedroom with Dressing Room and En Suite
- EPC C, Council Tax Band E



Located just outside the popular village of Welshampton, this well presented three-bedroom detached bungalow offers spacious, single-level living with a stylish, contemporary edge. Thoughtfully renovated throughout by the current owners, the property features new kitchen and bathrooms, re-plastered and redecorated interiors, new flooring throughout, and efficient air source underfloor heating—ensuring comfort and quality at every turn. Set in the heart of the stunning Shropshire countryside, the home blends modern convenience with a warm, inviting atmosphere. At its heart is a sleek, modern kitchen with clean lines and premium finishes—ideal for both everyday living and entertaining. The generous lounge is centred around a charming multi-fuel burner, perfect for cosy evenings in. The accommodation is flexible, with one of the three bedrooms currently used as a dining room to suit the needs of modern living. The master suite is a standout feature, boasting a dressing room and a stylish en-suite shower room. There is also a contemporary family bathroom. Outside, the property continues to impress with generous, well-maintained gardens—ideal for outdoor entertaining or simply enjoying the peaceful surroundings. Ample off-road parking and two garages provide excellent storage and practicality. Offering a rare combination of space, style, and tranquility, this superb bungalow is a perfect opportunity to enjoy countryside living with all the benefits of a modern renovation.

### LOCATION

The property is situated in the village of Welshampton which benefits from a highly regarded primary school and a local pub/restaurant. Whitchurch is approximately 8 miles away and is a busy, historical market town 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, Birmingham and London plus other major cities. The market town of Ellesmere is approximately 3 miles away and is famed for its location next to 'The Mere', one of nine glacial meres or shallow lakes in the local area. Ellesmere has requirements for daily living including a weekly market, primary and secondary schools and the renowned Ellesmere College. The larger Centres of Oswestry, Shrewsbury and Wrexham are between 8 and 16 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.

#### LOCAL AUTHORITY

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

#### SERVICES

We are advised that mains electricity and water are available. Air Source Heating. Private drainage via septic tank. We are advised that the septic tank does not comply with current regulations. 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.

#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272  
Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



#### DIRECTIONS

From Whitchurch take the A525 towards Wrexham, after approximately 2 miles, turn left onto Ellesmere Road, continue for approximately 6 miles into Welshampton, continue on then take the left hand turning towards Wem (opposite The Sun Inn), travel down the road and keep going past the sign for Hampton Bank. On the bend you will see a red telephone box, a few yards after this take the left hand turn into an unadopted lane, travel down the lane and Mirador can be found at the end.

#### 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.

#### ENERGY PERFORMANCE

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

#### METHOD OF SALE

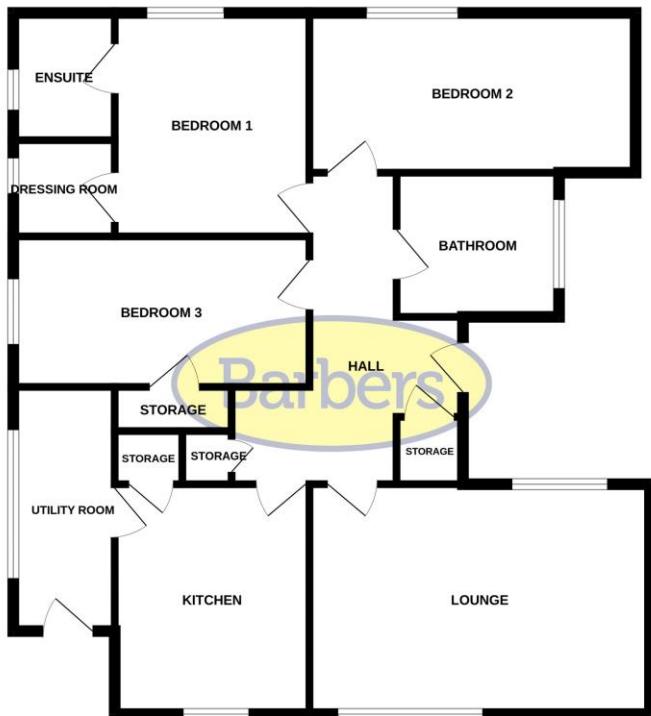
For Sale by Private Treaty.

#### 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.

WH37880 18092521126

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 02/2025

**LOUNGE**  
17' 3" x 11' 8" (5.26m x 3.56m)

**BEDROOM TWO**  
16' 6" x 8' 2" (5.03m x 2.49m)

**KITCHEN**  
11' 3" x 9' 8" (3.43m x 2.95m)

**BEDROOM THREE**  
14' 5" x 8' 4" (4.39m x 2.54m)

**UTILITY ROOM**  
11' 9" x 5' 5" (3.58m x 1.65m)

**BATHROOM**  
7' 9" x 5' 2" (2.36m x 1.57m)

**BEDROOM ONE**  
11' 4" x 9' 7" (3.45m x 2.92m)

**GARAGE ONE**  
15' 8" x 8' 2" (4.78m x 2.49m)

**DRESSING ROOM**  
6' 3" x 5' 7" (1.91m x 1.7m)

**GARAGE TWO**  
16' 8" x 8' 3" (5.08m x 2.51m)

**ENSUITE**  
6' 3" x 5' 2" (1.91m x 1.57m)

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

**Tel:** 01948 667272

**Email:** [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

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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 purposes 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.