



SAMUEL WOOD

The Manse, Stanley Green, Whixall, Whitchurch, Shropshire, SY13 2NE

Offers Over £350,000



# The Manse, Stanley Green

Whixall, Whitchurch, Shropshire, SY13 2NE



- Charming, well-connected rural home
- Two elegant reception rooms
- Three spacious bedrooms, family bathroom
- Driveway parking & enclosed gardens
- Peaceful hamlet location with countryside views
- Period features & tasteful décor
- Stylish breakfast kitchen
- Guest cloakroom WC
- Excellent road links for commuters
- EPC Rating E

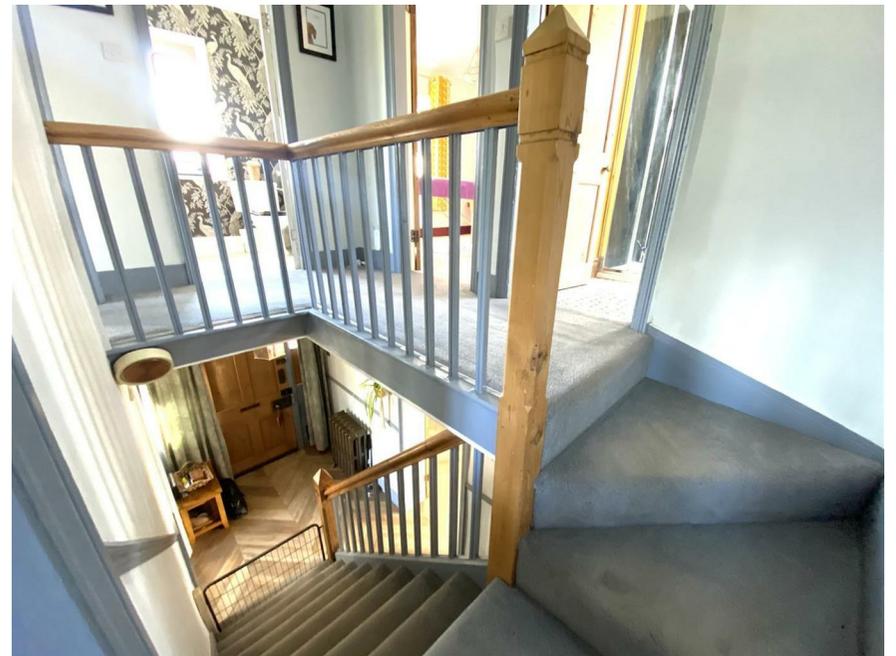
A beautifully renovated and most attractive three-bedroom Victorian semi-detached home, The Manse combines period charm with contemporary comforts in a truly idyllic rural setting. Formerly The Manse to the adjoining church, this characterful home has undergone a full programme of thoughtful refurbishment, resulting in a stylish and versatile property ideal for modern family living.

NO UPWARD CHAIN

The accommodation includes three generous bedrooms, a family bathroom, a guest cloakroom WC, two elegant reception rooms and a stunning breakfast kitchen. Many period features have been retained, all complemented by tasteful décor throughout. Externally, the property enjoys driveway parking and enclosed gardens, perfect for enjoying the surrounding views.

Positioned in the peaceful hamlet of Stanley Green, the property benefits from far-reaching views across open fields and Shropshire countryside. It is conveniently located just five miles from the popular market town of Whitchurch with its wide array of shops, eateries, and local amenities, while the historic county town of Shrewsbury lies approximately 15 miles to the south.

With excellent road links connecting to the West Midlands and North West, The Manse is an exceptional choice for commuters looking for a tranquil retreat without compromising on accessibility. This is a truly charming home in a picturesque and well-connected location - early viewing is strongly recommended.







## Directions

From Wem, take the B5486 for approx 14 miles. Turn left into Post Office Lane signposted Whihall and then next right signposted Stanley Lane. Follow this lane where The Manse can be found next to the former United Reform Church and graveyard.

Services: We understand that the property has oil heating, mains electricity, mains water and private drainage (Septic Tank).

Broadband Speed: Basic 16 Mbps & Superfast 80 Mbps  
\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

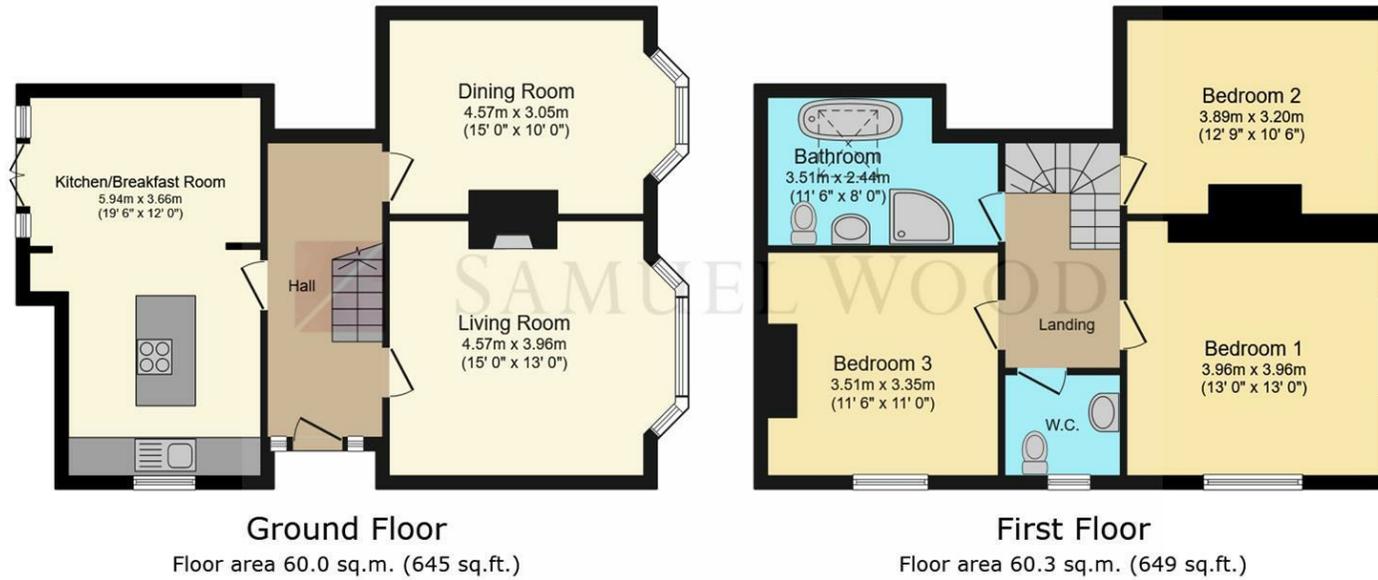
Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







**Total floor area: 120.3 sq.m. (1,295 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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