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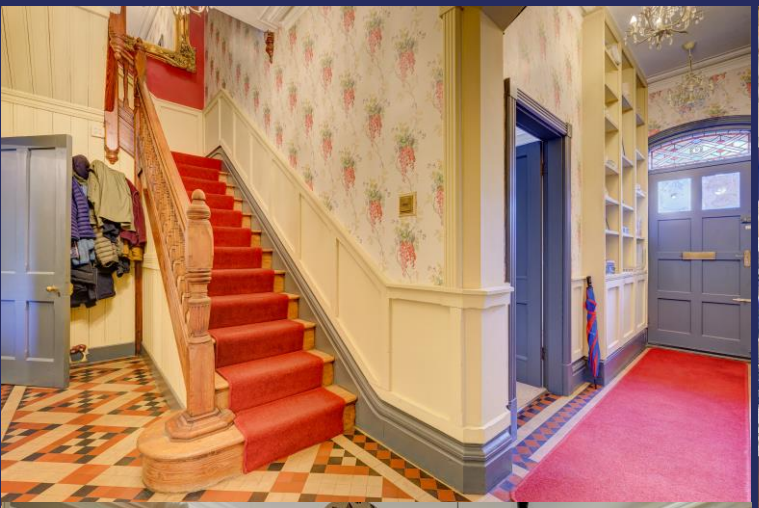
25 St. Marys Street, Whitchurch, SY13 1QY

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25 St. Marys Street, Whitchurch, SY13 1QY

Freehold £475,000







A truly unique five-bedroom Victorian home within easy walking distance of the town centre. Offering spacious, versatile accommodation, period character, high ceilings, an Inglenook fireplace, private walled garden, outbuildings, workshop and garden room. A wonderful family home.

- Five-bedroom Victorian family home
- Walking distance to the town centre
- Beautiful period features and high ceilings
- Spacious sitting and separate dining rooms
- Characterful kitchen with Inglenook fireplace
- Useful cellar/workshop with versatile potential
- Brick outbuilding, workshop and garden room
- Enclosed walled rear garden
- EPC C, Council tax band E









An opportunity to acquire a truly unique five-bedroom Victorian home, ideally situated within easy walking distance of the town centre and occupying a desirable position within a Conservation Area. Full of charm, character and period features, this impressive property offers spacious and versatile accommodation, making it an ideal family home. From the moment you enter, the property makes a wonderful impression, with a large and welcoming entrance hall leading to the principal reception rooms. The ground floor offers a generous sitting room, a separate dining room and a useful office space, providing plenty of flexibility for modern family life and working from home.

The kitchen is a particularly characterful space, featuring an impressive Inglenook fireplace with a log burner and original-style Victorian quarry tiled flooring, providing a wonderful focal point to the room. To the rear of the property is a useful utility room, with a downstairs shower room located just beyond, together with a cosy lounge which benefits from two skylights that flood the room with natural light, creating a relaxed and comfortable space for everyday living.

Upstairs, the accommodation continues to impress, with five bedrooms and a large family bathroom. The principal bedroom benefits from its own en-suite, while two further bedrooms are generously proportioned doubles. A further bedroom is currently used as a dressing room and benefits from a convenient built-in wardrobe. There is also a smaller single bedroom, making the property particularly well suited to a growing family, guests or those requiring additional home-working or hobby



space. High ceilings throughout the house add to the feeling of space and grandeur, while the combination of generous proportions and period character gives the property a distinctive and welcoming atmosphere.

Outside, the property benefits from a fully enclosed private rear garden, enclosed by brick walls and offering a good degree of privacy. The garden provides an excellent setting for relaxing, entertaining and enjoying outdoor life. A versatile brick outbuilding offers useful additional space, complemented by a further spacious workshop and a garden room, providing plenty of options for hobbies, working from home, storage or simply creating a peaceful retreat.

Combining impressive proportions, Victorian character and a private walled garden, this is a truly special property offering a rare opportunity to own a substantial period home within easy reach of the town centre.







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LOCATION
Situated on the Shropshire/Cheshire/Clwyd borders, the vibrant market town of Whitchurch offers a blend of traditional charm and modern convenience. Known for its strong sense of community spirit and historic character, Whitchurch is home to a diverse range of independent shops, four major supermarkets and other well-known national retailers, ensuring residents and visitors alike have everything they need close at hand. Education is well catered for, with both primary and secondary schools in town and the surrounding villages, making it a great choice for families. The town also boasts a recently constructed health centre. There is also a recently constructed leisure complex featuring an inclusive swimming pool and a range of fitness facilities for all. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which also offers great recreational amenities. For those commuting or exploring further afield, Whitchurch railway station is on a direct line between Crewe and Shrewsbury, with convenient connections to major cities including Manchester, London, and Birmingham. The town is also ideally positioned within 16 to 22 miles of larger urban centres such as Chester, Shrewsbury, Telford, Wrexham, and Crewe.

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.

SERVICES
We are advised that mains water, drainage, gas and electricity are available. 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.

DIRECTIONS
St. Mary's Street can be approached via the town High Street, alternatively from Brownlow Street turn into St. John's Street which leads to St. Mary's Street.

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.

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

VIEWING
Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE
For sale by Private Treaty.

AGENTS NOTE
We are advised that there is a right of way across the property for 27A+B to access their rear garden. This will be confirmed by the vendors solicitor during the pre-contract enquiries.

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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KITCHEN

21' 0" x 10' 2" (6.4m x 3.1m)

DINING ROOM

13' 7" x 12' 5" (4.14m x 3.78m)

SITTING ROOM

17' 1" x 12' 2" (5.21m x 3.71m)

LOUNGE

19' 8" x 10' 8" (5.99m x 3.25m)

OFFICE

14' 1" x 9' 7" (4.29m x 2.92m)

CELLAR

14' 0" x 8' 1" (4.27m x 2.46m)

MASTER BEDROOM

14' 2" x 11' 8" (4.32m x 3.56m)

ENSUITE

10' 8" x 5' 2" (3.25m x 1.57m)

BEDROOM TWO

17' 1" x 12' 4" (5.21m x 3.76m)

BEDROOM THREE

13' 3" x 10' 3" (4.04m x 3.12m)

BEDROOM FOUR

13' 1" x 8' 4" (3.99m x 2.54m)

BEDROOM FIVE

10' 2" x 6' 4" (3.1m x 1.93m)

BATHROOM

10' 4" x 8' 5" (3.15m x 2.57m)

OUTBUILDING/GYM

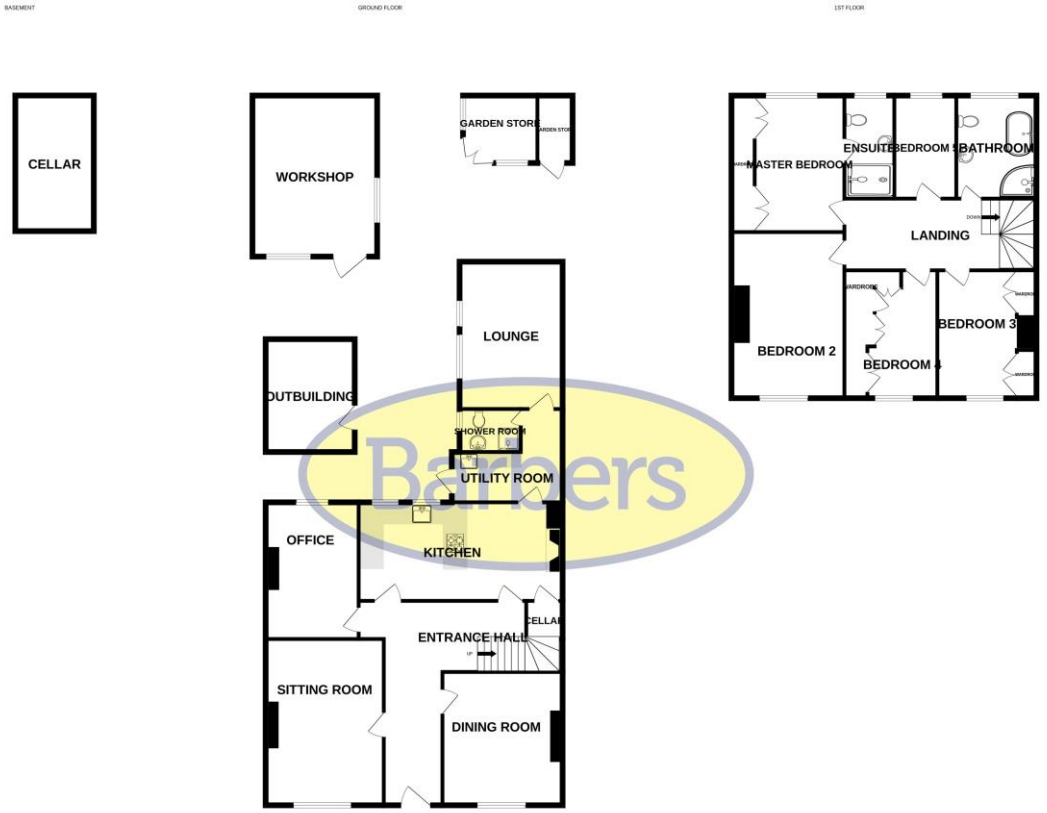
11' 8" x 9' 2" (3.56m x 2.79m)

GARDEN ROOM

7' 1" x 7' 0" (2.16m x 2.13m)

WORKSHOP

16' 7" x 12' 9" (5.05m x 3.89m)



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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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.

Barbers

WHITCHURCH
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www.barbers-online.co.uk

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