



Roger
Parry
& Partners

WILCOTT GRANGE

Wilcott, Nesscliffe, Shrewsbury, SY4 1BJ

Wilcott Grange

WILCOTT • NESSCLIFFE • SHREWSBURY • SHROPSHIRE • SY4 1BJ

A beautiful, detached 7-bedroom farmhouse, with views over the surrounding countryside, set within the stunning rural village of Wilcott in Shropshire.

- Detached 7-bedroom farmhouse in a peaceful rural setting.
- Entrance porch and hallway with two spacious and rustic reception rooms with good views of surrounding countryside.
- Kitchen with adjoining porch, utility room, WC and conservatory.
- Three double bedrooms on the first floor, with two family bathrooms and a further bedroom currently utilised as office space.
- Three bedrooms and family bathroom on the second floor.
- Private, gated driveway with ample parking area and lawn beyond.

DESCRIPTION

Wilcott Grange is a desirable seven-bedroom family home, well situated in the peaceful village of Wilcott with good connectivity to local amenities and services. The house is well proportioned and provides extensive living accommodation.

The house offers ample space with light filled rooms due to the abundance of large, double-glazed windows. The property briefly comprises of a porch, entrance hallway, living room, lounge, kitchen, utility, WC, back porch, conservatory, seven bedrooms and two bathrooms spread over three floors.

The property benefits from a private, gated driveway with car parking space for a number of vehicles and a lawned area beyond.







THE FARMHOUSE

A spacious dwelling constructed with Flemish bonding brickwork, wooden windows and doors, beneath a tiled roof. The property is of considerable size and provides seven bedrooms alongside a large cellar and ample living accommodation. The property, which will require internal renovations, provides an ideal chance to purchase a beautiful family home.

Externally, concrete post and wooden panel fencing separates the house from the yard with car parking and a small lawned area to the back which gives the opportunity for a possible patio area, flower bed and shrubs.

ACCOMMODATION COMPRISING:

(Measurements are approximate)

ENTRANCE PORCH

HALLWAY

With access to cellar.

LIVING ROOM 23'0" x 13'6" (7.02m x 4.11m)

Leading off from the hallway, the living room has a large feature point fireplace and mantelpiece.

DINING ROOM 23'0" x 16'5" (7.02m x 5.00m)

With access from the kitchen and hallway, the dining room is a spacious area with exposed beams overhead and an inglenook fireplace in the centre.

KITCHEN 17'7" x 19'5" (5.36m x 5.92m)

The kitchen is a versatile room with a tiled floor and a range of matching wall and base units.

CLOAKROOM

REAR PORCH

UTILITY AREA

CONSERVATORY 11'6" x 37'9" (3.51m x 11.51m)

A large conservatory overlooking the garden to the rear.

STAIRCASE

Leading from the hall to the first floor landing with a large airing cupboard.

BEDROOM 1 - 13'11" x 18'10" (4.24m x 5.74m)

BEDROOM 2 - 13'6" x 13'6" (4.12m x 4.12m)

BEDROOM 3 - 11'7" x 14'10" (3.52m x 4.53m)

BEDROOM 4 - 5'7" x 8'0" (1.69m x 2.43m)

BATHROOM

A modern bathroom that comprises of a corner shower cubicle, panelled bath, hand basin and WC.

STAIRCASE

Leading from the first floor to the second floor landing.

BEDROOM 5 - 13'3" x 13'6" (4.03m x 4.11m)

BEDROOM 6 - 11'5" x 14'10" (3.47m x 4.53m)

BEDROOM 7 - 10'10" x 14'10" (3.30m x 4.53m)

BATHROOM

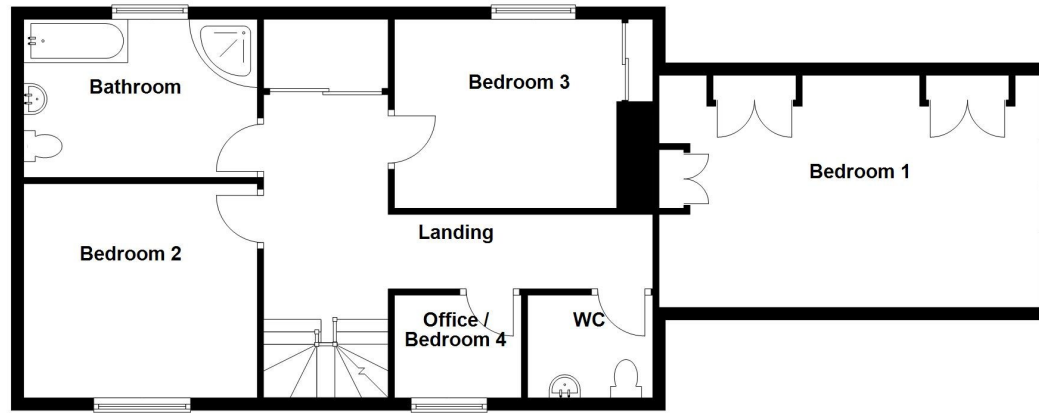
The second floor bathroom comprises of a panelled bath, hand basin, WC and bidet.

Council Tax Band: G

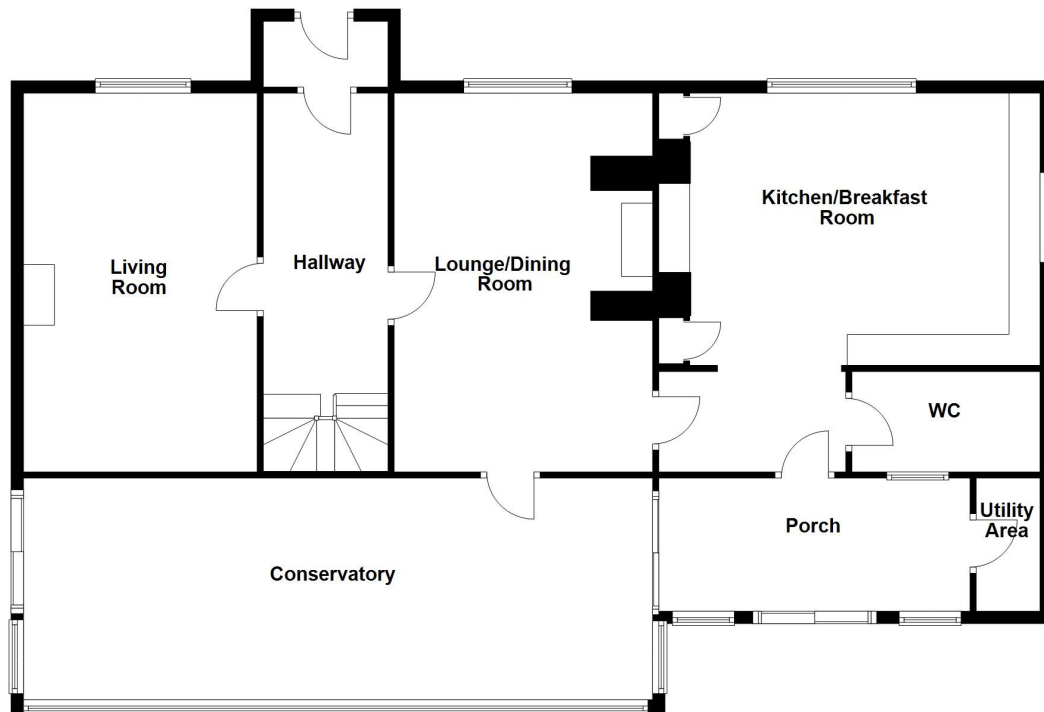
EPC Rating: E



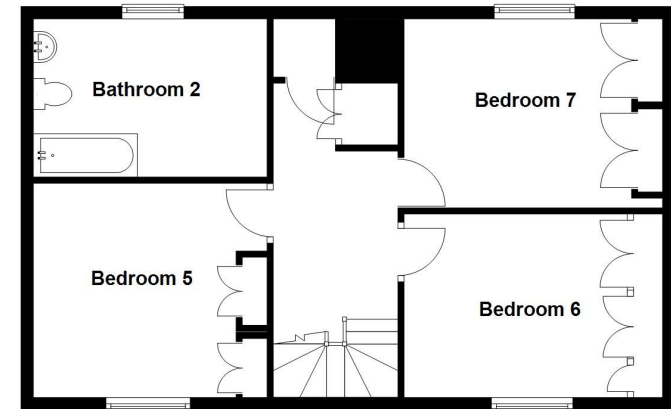
First Floor



Ground Floor



Second Floor



**LOCATION**

The home is situated in an attractive rural countryside setting and faces an arable field to the north. Despite the scenic rural living situation, it is only an 8-mile drive to Shrewsbury, which provides a range of shops, medical facilities and communities services. The property also benefits from two primary schools and one high school for girls located 1 mile, 2.6 miles and 2.7 miles away respectively.

SERVICES

The property is served by the following: mains electricity and water, private drainage, oil fired central heating.

METHOD OF SALE AND TENURE

Private treaty.

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX BANDING

Tax Band G.

EPC RATING

E (Valid until 1st May 2033).

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor vendor's agents are responsible for defining the boundaries or ownership thereof.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all wayleaves, easements, rights of way and third party rights, whether mentioned in these particulars or not.

PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.



Directions

From Shrewsbury, take the A5 Holyhead Road and continue towards the Felton Butcher roundabout. Take the third exit which is signposted to Great Ness and Wilcott. Continue for a mile and then turn left at the signpost for Wilcott, Pentre and Meverley. Follow the road over the A5 bridge, then turn right at the crossroad for Kinton. Follow the road round to the left and the dwelling can be found after Wilcott Hall and Wilcott House.

What3Words: [///vineyard.diplomats.total](https://www.what3words.com/#!/v/vineyard.diplomats.total)

Viewing Arrangements

Viewing of the property is strictly by appointment only through:

Millie Home

Roger Parry & Partners LLP

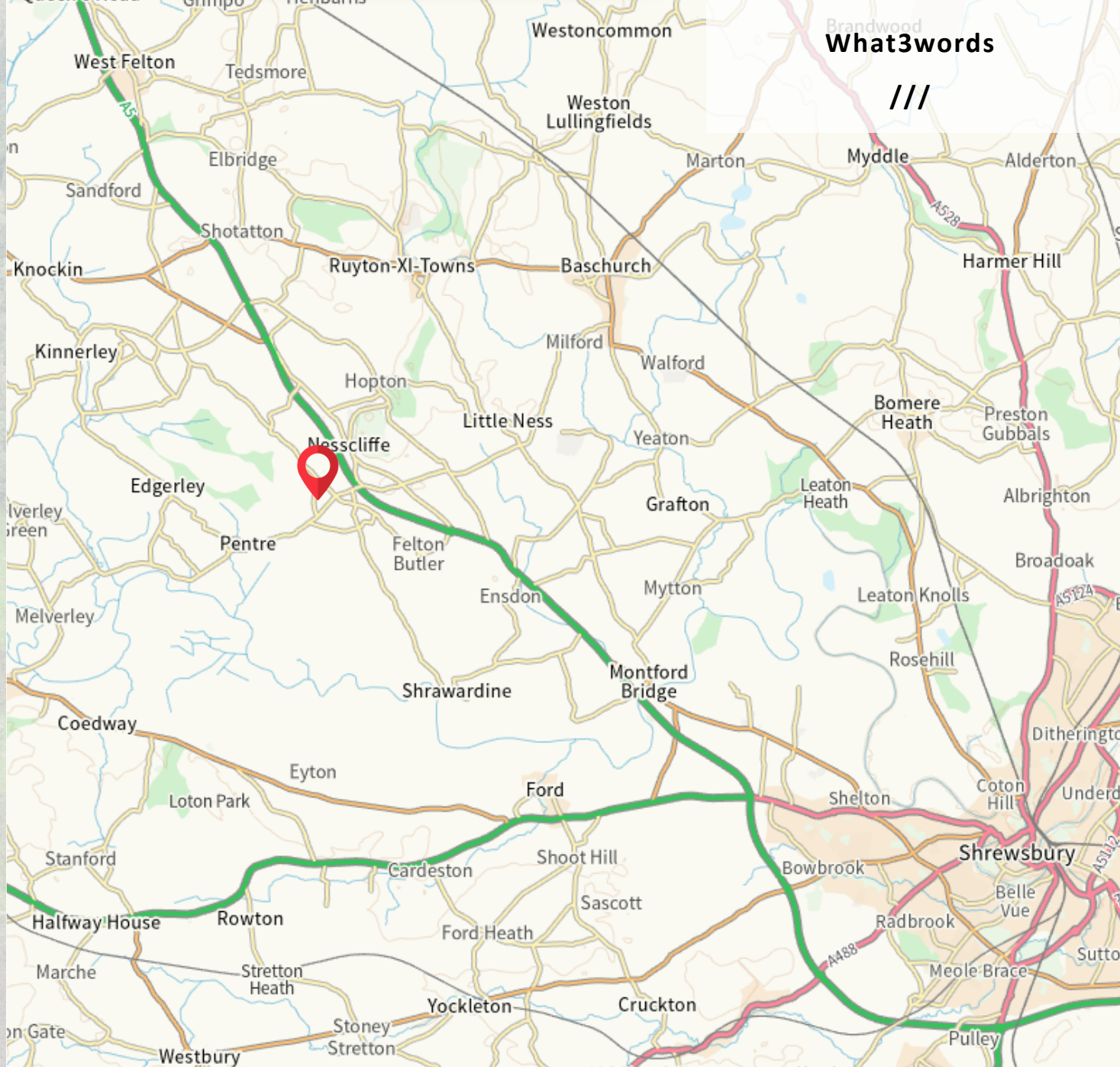
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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.