



Woodbine Cottage, Lower Heath, Prees, SY13 2BT Helping *you* move





A substantial five-bedroom period detached property, full of character and currently arranged with a two-bedroom self-contained annexe, set within approximately 1.27 acres of generous gardens, paddock and a range of useful outbuildings in the peaceful rural hamlet of Lower Heath.

- Rural five-bedroom period detached property
- Set within a generous plot of just under 1.27 acres
- Currently arranged with a two-bedroom self-contained annexe
- Spacious and versatile accommodation
- Bright kitchen/diner with two skylights and patio doors
- Large frontage providing ample off-road parking
- Well maintained gardens with rear patio and wooden pergola
- Separate paddock, large workshop and versatile log cabin with two rooms
- Further garden room
- EPC, Council tax band D



Situated in the popular rural hamlet of Lower Heath, this substantial five-bedroom period detached property offers a wealth of character, generous and versatile accommodation, and extensive grounds approaching 1.27 acres. The property is currently arranged to provide a two-bedroom self-contained annexe, making it ideal for those seeking additional accommodation for relatives, guests or a variety of other uses.

The main house is entered via a welcoming hallway, with the modern kitchen/diner located to the right. This is a bright and spacious room with plenty of space for a large dining table and chairs, two skylights and patio doors opening onto the front of the property. There is also a separate lounge, a downstairs bathroom with both a bath and shower, and a useful utility room. Upstairs, there are three bedrooms, comprising two good-sized double bedrooms and a single bedroom, along with a separate WC.

Currently being used as a two-bedroom self-contained annexe, the additional accommodation has its own separate entrance and provides a good level of versatile living space. There is a spacious lounge/diner with patio doors opening onto the garden, leading through to the kitchen. There are two bedrooms, including a double bedroom with built-in storage and a single bedroom, as well as a modern shower room.





Outside, the property has a large frontage providing plenty of parking, with beautifully maintained gardens surrounding the house. To the rear is a good-sized patio area, ideal for outdoor seating and entertaining, with a wooden pergola providing a covered area. The grounds also include a separate paddock, a large workshop offering useful storage and workspace, a log cabin with two bright rooms which could be used as hobby rooms, and a further good-sized garden room.

With its period character, five bedrooms, currently configured two-bedroom self-contained annexe and grounds approaching 1.27 acres, this is a substantial and versatile property offering considerable space both inside and out. Set within a peaceful rural setting, it provides a rare opportunity for those looking for a character home with additional accommodation, extensive gardens and a range of useful outbuildings.



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LOCATION

The property is located within the rural hamlet of Lower Heath which has a highly regarded Primary School. The market towns of Whitchurch, Market Drayton and Wem are all approximately 7 miles away, whilst the villages of Hodnet and Prees offering local shops and various facilities are approximately 3 miles away. The county town of Shrewsbury is within 15 miles.

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 electricity and water are available. 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/>

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.

DIRECTIONS

From Whitchurch proceed on the A49 towards Shrewsbury, travel past the village of Prees and into Prees Green, thereafter take the left hand turn to the B5065 signposted Market Drayton. Proceed down this road, after the cross roads Woodbine Cottage is located on the left hand side.

LOCAL AUTHORITY

Council Tax Band D. 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.

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/DINER

19' 1" x 17' 3" (5.82m x 5.26m)

LOUNGE

17' 4" x 11' 9" (5.28m x 3.58m)

UTILITY ROOM

8' 0" x 4' 4" (2.44m x 1.32m)

DOWNSTAIRS BATHROOM

11' 2" x 5' 4" (3.4m x 1.63m)

BEDROOM ONE

12' 0" x 9' 8" (3.66m x 2.95m)

BEDROOM TWO

11' 4" x 9' 3" (3.45m x 2.82m)

BEDROOM THREE

9' 9" x 8' 2" (2.97m x 2.49m)

WORKSHOP

41' 7" x 29' 7" (12.67m x 9.02m)

CABIN ROOM ONE

16' 1" x 15' 8" (4.9m x 4.78m)

CABIN ROOM TWO

14' 8" x 8' 9" (4.47m x 2.67m)

ANNEXE

LOUNGE/DINER

16' 1" x 15' 8" (4.9m x 4.78m)

KITCHEN

13' 5" x 9' 5" (4.09m x 2.87m)

BEDROOM ONE

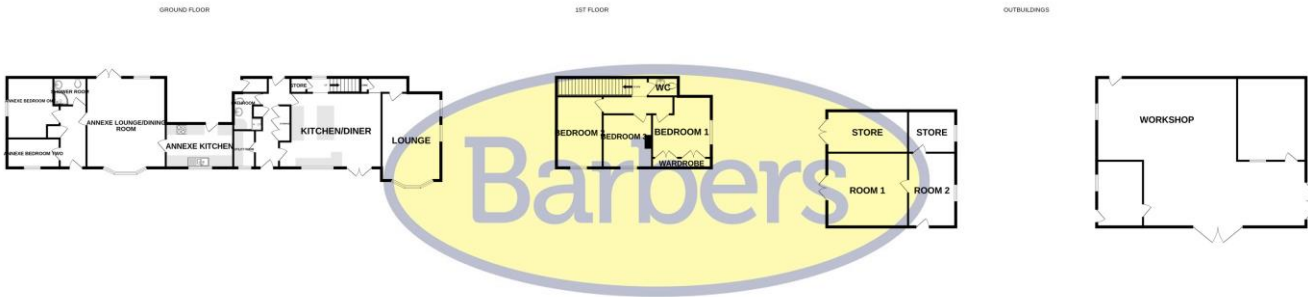
12' 5" x 9' 0" (3.78m x 2.74m)

BEDROOM TWO

12' 9" x 5' 6" (3.89m x 1.68m)

BATHROOM

7' 6" x 5' 9" (2.29m x 1.75m)



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.



WHITCHURCH
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