8 CRABMILL MEADOW

TILSTOCK | WHITCHURCH || SY13 3PL

This wonderful family home is presented to an exceptional standard and benefits from many added luxurious extras from when it was built. The property has air source heating with a 5 kwh battery system. The accommodation comprises spacious hall, cloaks with W.C, living room, study / family room, large open plan kitchen / diner, orangery and a utility. There are four double bedrooms and two bathrooms. It has landscaped South West facing rear garden with large patio and summer house.

Fixed Asking Price £525,000

4 4 2 B

- **Wonderful Detached Family Home**
- **Corner Plot, Air Source Heating**
- **Solar Panels with Battery System**
- **Spacious Accommodation**
- **Viewing Highly Recommended**
- **Landscaped Gardens, Garage**

Location

The property is located close to the centre of Tilstock. Tilstock is situated amongst rolling farmland in this highly sought after part of North Shropshire.

The village itself has a pub and well regarded primary school, and a wider range of shopping, leisure and schooling can be found at nearby Whitchurch. Also at Whitchurch is a railway station and excellent road links to Shropshire, the Midlands, North Wales & the North West.

Alderford Lake is located close by with a wide range of aquatic based activities, walking, cafe and regular events.

Brief Description

Halls are delighted to be instructed to sell 8 Crabmill Meadow by private treaty.

This wonderful, detached family home is located in a small select cul de sac in the village of Tilstock. The current owners paid for many extras from the developer to create the amazing home you see today. It has an excellent EPC rating of B together with its air source heating combined with a solar / battery system. The accommodation comprises a canopied front entrance porch and front door that opens into the spacious reception hall. There is a cloaks with W.C, linen store, living room with bay window and feature fireplace with working chimney. Also off the hall is a study / family room. To the rear of the house is a wonderful, fitted kitchen with a wide range of cupboards, quartz worktops, central island, integrated appliances, induction hob, double oven, microwave / combi oven, space for an American style fridge freezer, water softener and sliding cupboards even including purpose-built recycling bins. There is a large dining area with tiled floor and an opening through to the fabulous orangery with its feature lantern light, windows and doors to the landscaped rear gardens. Also off the kitchen is a spacious utility with laundry facilities and internal access to the garage. The ground floor has under floor heating which in the main is a wet system and has electric underfloor heating to the utility and orangery.

The stairs ascend from the hall to the spacious first floor landing with a window to the front. There is a master bedroom with fitted wardrobes and a luxurious en-suite shower room comprising large walk-in shower, W.C and vanity unit with wash hand basin. There is a towel radiator and window. There are three further double bedrooms and a luxury family bathroom comprising double ended bath, ornamental tiled niche, separate walk-in shower, vanity unit with wash hand basin and W.C. There is a window and towel radiator. The property has double glazed windows throughout together with an efficient air source heat pump which heats the house and domestic hot water. There is also a solar panel system with a 5-kwh battery which can assist in powering the house and heat pump.

Outside & Gardens

The development is accessed from Tilstock Lane, and you drive up into the development, and the property is on the right. To the front is a double width block paved drive leading to the attached garage which has an electrically operated roller shutter door, power, lighting and hot water cylinder and solar controls. There is also an EV charging point, and outdoor power sockets to the front and rear of the property. There are gardens to the front comprising of lawn and flower borders. There is access down the side of the garage and from the house into the landscaped gardens to the rear that face West and have lawns, flower borders, large flag paved patio and a summer house with lighting and power sockets. To the far side of the house is a very useful garden storage area. There are outdoor water taps to the front and rear of the property.

Directions

Leave Whitchurch on the B5476 Tilstock Road. On entering the village of Tilstock turn follow the road round to the left and turn left at the junction into Tilstock Lane. Follow the road for about 400 metres and turn left into Crabmill Meadow.

What 3 Words

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ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1758 030326

Local Authority - Shropshire

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Council Tax - Shropshire

The current Council Tax Band is 'E' on the Shropshire Council Register.

Schooling - Tilstock

The property lies within a convenient proximity to a number of well regarded state and private schools including Tilstock C of E School, SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

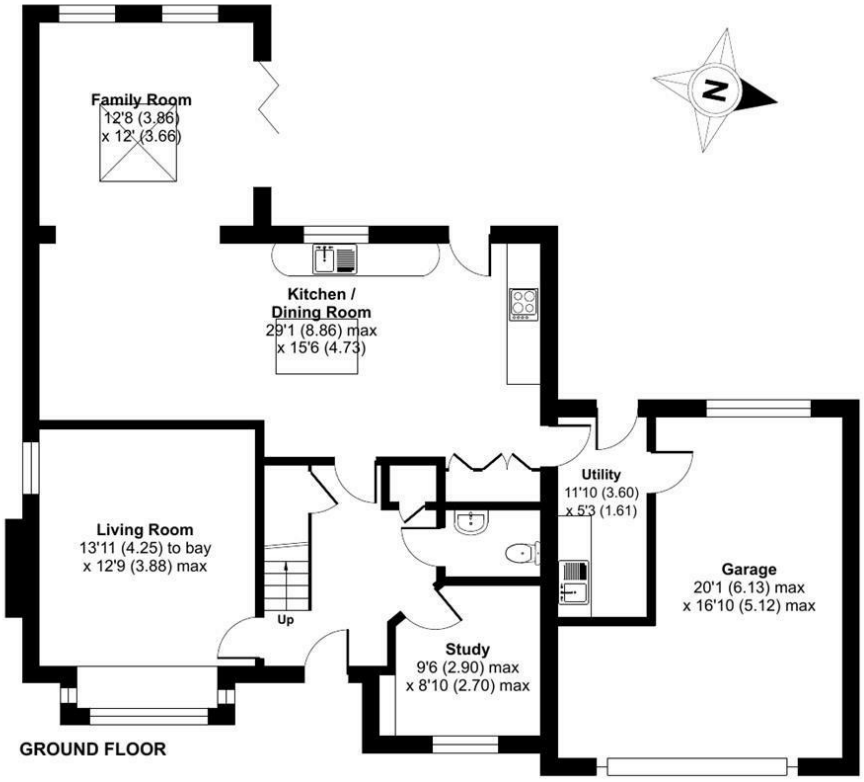
Tenure - Freehold

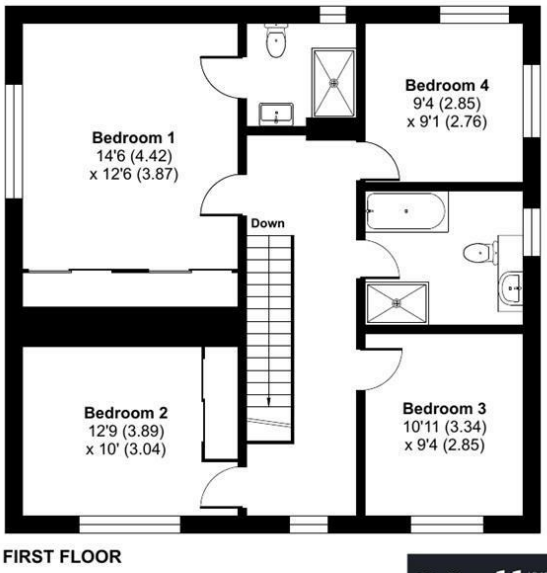
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Services

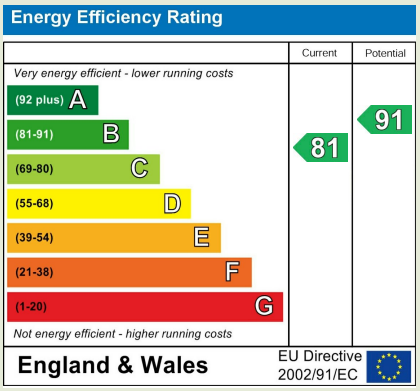
We believe that mains water, electricity and drainage are available to the property. The heating is via an air source heat pump to the ground floor under floor heating and 1st floor radiators. There is also a solar system with 5 kwh battery.

Approximate Area = 1890 sq ft / 175.6 sq m
Garage = 267 sq ft / 24.8 sq m
Total = 2157 sq ft / 200.4 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1420665



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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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WHITCHURCH SALES

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www.hallsgb.com

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