

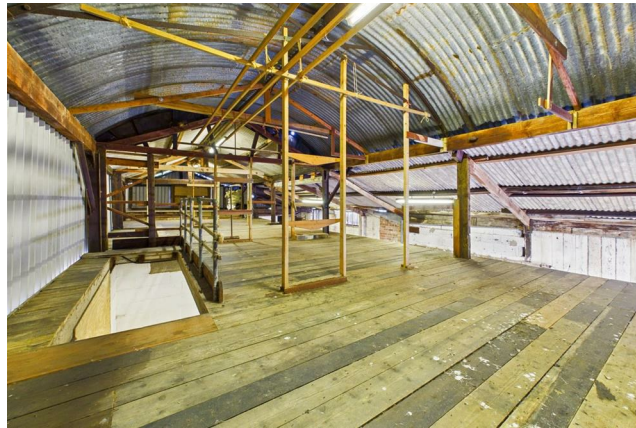




Croft Cottage Brown Moss, Whitchurch, SY13 4BX
Offers In The Region Of £645,000

A rare opportunity to purchase this double fronted, extended four bedroom detached cottage with adjoining paddock and a number of useful outbuildings, set in a generous plot of approximately 2.61 acres or thereabouts. Offering well-proportioned accommodation and lovely open views. The property has the benefit of oil central heating and mainly double glazing, and is well-positioned for all the neighbouring amenities available in the sought after town of Whitchurch.





Floor Plan
(not to scale - for identification purposes only)



Approximate total area⁽¹⁾
561.8 m²
6047 ft²

Reduced headroom
2.6 m²
28 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Located on the edge of the hamlet of Edgeley and bordering onto Brown Moss Nature Heritage site. Situated less than 3 miles Southeast of Whitchurch; a thriving small town with excellent shopping facilities, restaurants, primary and secondary schooling, cricket and rugby clubs. Hill Valley and Hawkstone Park Golf Clubs are also close by. Whitchurch is well situated for travel to Chester, Wrexham, Shrewsbury, Nantwich and Manchester, with the A41, A49 and M6 providing excellent links to the midlands and the north. Whitchurch also benefits from a railway station which has a direct service to Manchester which takes around one hour. Both Manchester and Liverpool airports are 45 miles away.

Reception Hall

From the entrance door access leads into a spacious Reception Hall with tiled flooring and radiator.

Kitchen

Fitted with painted wooden base units with worksurfaces over and inset single drainer sink unit with tiled splashbacks to walls, space for cooker and extractor hood over, matching range of eye level units. Windows to rear and side door, radiator, access to Inner Hall with shelving and door to Wc.

Wc

Fitted with Wc and wash hand basin. Radiator.

Dining Room

With parquet flooring, radiator, window and French doors providing delightful outlook onto the gardens.

Living Room

An attractive room with window to front, feature brick fire surround housing log burner, parquet flooring and radiator.

Family Room

With window to front, radiator and log burner set into chimney breast with brick surround.

From the Reception Hall stairs lead to First floor landing.

Principal Bedroom

With window overlooking the rear garden, wooden flooring and radiator. Archway leading into

En Suite Shower Room

Fitted with low flush Wc, wash hand basin with matching tiled surround and shower unit with glass door. Storage into eaves.

Bedroom

With windows to front and rear providing delightful open views. Radiator.

Bedroom

With window to front providing delightful open view. Radiator.

Bedroom

With window to front providing delightful open view. Radiator.

Bathroom

Fitted with a four piece suite comprising of low flush Wc, wash hand basin, paneled bath and separate shower unit. Tiled surround to walls, radiator and window to side.

Outside

The property is approached via wooden gates leading into the tarmac driveway providing ample off-road parking for several vehicles and leading to the GARAGE, together with a UTILITY ROOM, SHOWER ROOM and boiler housing. The gardens and grounds are well established, featuring a variety of mature trees and shrubs, along with a polytunnel, wooden stores, greenhouse and pond. They are enclosed by mature hedging and fencing. The gardens join onto the paddock which offers a great space for a pony or similar small livestock. The property benefits from truly stunning views over the surrounding countryside and is set within approximately 2.61 acres or thereabouts. There is the added benefit of extensive outbuildings offering approx. 4,310sq/ft of storage which offer potential for a number of uses.

What3words

///chefs.finishers.mango

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water are connected. The property has private drainage arrangements. We understand the Broadband Download

Speed is: Basic 2 Mbps & Superfast 10000 Mbps.
Mobile Service: Good Outdoors. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



General Services:

Local Authority: Shropshire Council

Council Tax Band: E

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



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.