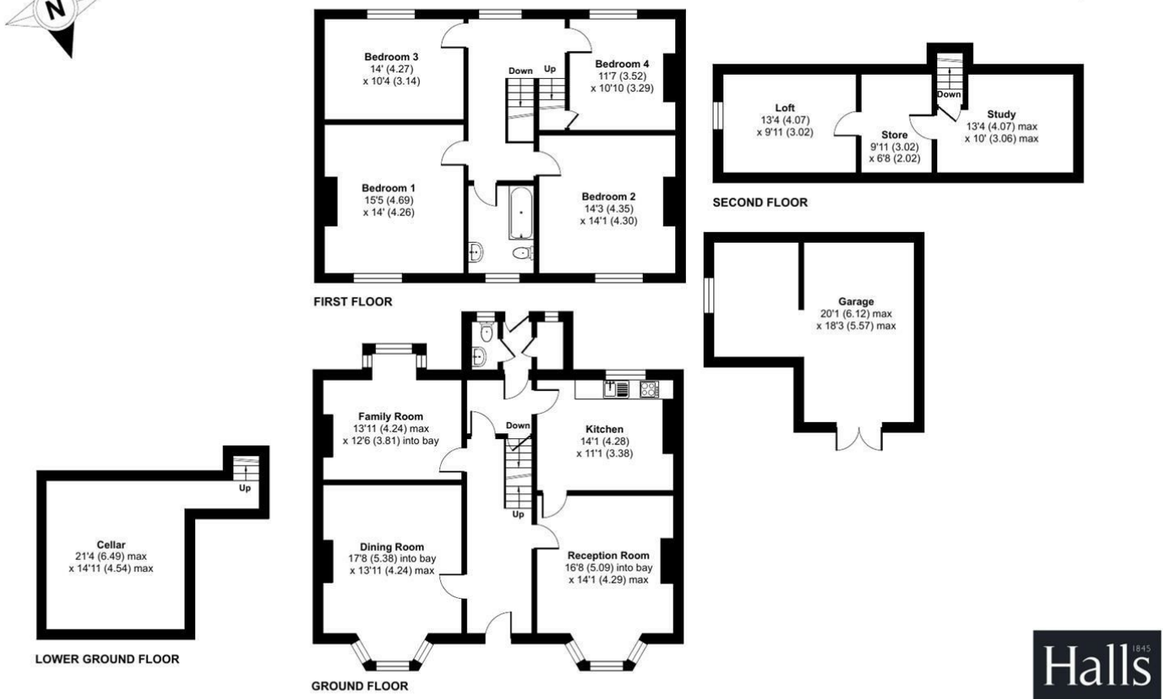
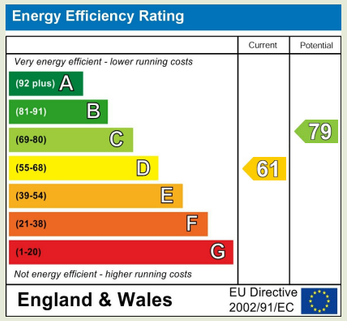
Approximate Area = 2468 sq ft / 229.3 sq m
Garage = 303 sq ft / 28.1 sq m
Total = 2771 sq ft / 257.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1457379



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

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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The Property Ombudsman

WHITCHURCH SALES

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

01948 663230 whitchurch@hallsgb.com

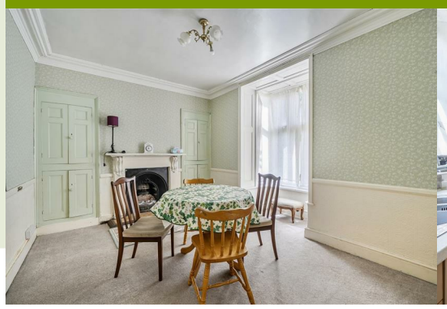
www.hallsgb.com

1. 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. **2.** 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. **3.** 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** 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.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

MARFIELD HOUSE | ALKINGTON ROAD

WHITCHURCH | SY13 1ST



Marfield House is open to CASH OFFERS ONLY and is an iconic double fronted Victorian House which has been in the same family for over 80 years. The property is being sold with NO CHAIN and will require a full programme of renovation, potentially involving structural works and therefore is cash offers only. It has a hall, three reception rooms, breakfast kitchen, cellar, W.C, utility, four bedrooms, bathroom and attic rooms. It has gas heating and part d.g sash windows. There are large gardens, drive and garage.

Offers in the region of £350,000

3 4 1 D

- **Victorian Detached Family Home**
- **No Upward Chain**
- **Requires Renovation and Modernisation**
- **Garage**
- **Large Gardens**
- **Close to the Town Centre**

Location - Whitchurch

The property is located within 1/2 a mile of Whitchurch, Shropshire's most historic market town, being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities. There is also a junior school, secondary school and railway station only 1/2 of a mile away.

The Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

Brief Description

Halls are delighted to be instructed to sell Marfiled House by private treaty.

This Victorian family home is a spacious detached double fronted home dating back to Victorian times. The current family have owned the property for over 80 years and it was once a small play school / nursery for over 40 years. The property offers versatile accommodation and will require a full programme of renovation and modernisation. The property still retains some of its period features and viewing is highly recommended.

There is a canopied front entrance porch with front door leading into the reception hall which has a feature Minton tiled floor, doors to the primary reception rooms and staircase to the 1st floor landing. There is a large dining room with feature fire place, bay window to the front and picture rail. The living room to the front also has an open fire, bay window and door through to the breakfast kitchen. Off the hall is a door to an inner hall which gives access to the Breakfast / Family room which has a fire place and window to the rear. Off the inner hall is a door and steps down to the cellar. The breakfast kitchen has the original range (not working) base and wall mounted units, work tops, There is a drainer sink unit, plumbing for a dishwasher and space for a gas / electric cooker. There is a wall mounted gas fired boiler and window to the rear.

There is a small rear hall off the inner hall where there is access to outside, cloakroom with W.C and a utility room with plumbing for a dishwasher.

The staircase ascends from the reception hall to the first floor landing where there is a double-glazed sash window overlooking the rear garden. There are four large double bedrooms to the first floor all with views over the front or rear gardens and with double glazed sash windows. Also off the landing is a bathroom with W.C, bath and wash hand basin.

There is a staircase from the first floor landing to the attic rooms. There is one large attic room at the top of the stairs and a landing / storage area and door through to a spacious attic bedroom with window to the side.

Outside & Gardens

The property is accessed off Alkington Road through a set of double gates that lead to the drive. The drive continues past the back of the house to the garage. There is also a pedestrian access gate off Alkington Road with path that leads to the front door. The front garden is laid to lawn with mature flower borders and mature trees. There is access down to the side of the house to the large rear gardens which comprise lawns, flower borders, sunken patio area and space for a kitchen garden.

Directions

From the centre of Whitchurch drive out on Mill Street and turn left into Highgate. After about 100 metres turn right into Alkington Road and continue up Alkington Road and the property is on the right hand side.

What 3 Words

///sporting.diplomats.accented

Viewing Arrangements

Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH18 210926

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.

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 - Whitchurch

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

Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

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