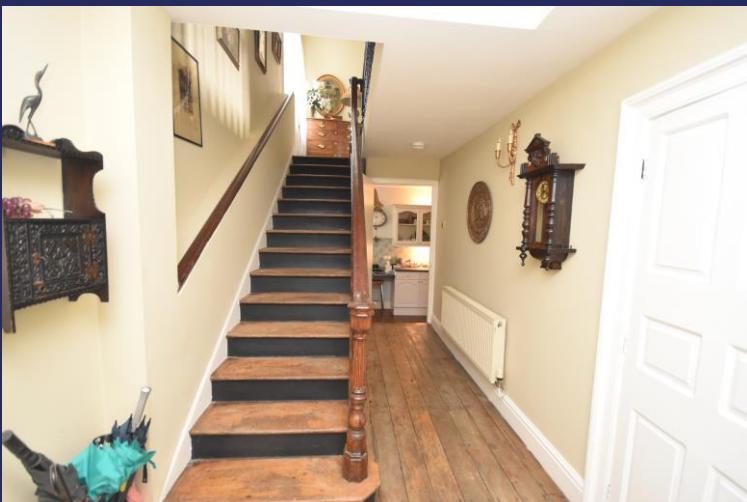


Barbers

2 The Old White House, Claypit Street,  
Whitchurch, SY13 1LE

Helping *you* move





This Grade II Listed townhouse, originally part of the historic White House School, offers four floors of character-filled living space with period features, four bedrooms, two bathrooms, a basement with utility and toilet, a private garden, and two rear parking spaces—all within walking distance of the town centre and schools.

- Charming Period Property
- Four Spacious Bedrooms
- Set Over Four Floors
- Grade II Listed
- With an Abundance of Character Features
- Two Parking Spaces
- Convenient for the Town Centre
- Council Tax Band E



This delightful Grade II Listed townhouse, dating back in parts to the 18th century, is brimming with character and period charm. Originally part of the historic White House School, the property features classic sash windows, exposed beams, elegant fireplaces, and solid wood flooring throughout. Ideally located within easy walking distance of the town centre and local schools, the house is arranged over four floors and offers spacious, versatile accommodation. On the ground floor, an impressive entrance hall with wood flooring leads to a welcoming lounge and a separate dining room, which opens directly onto the rear garden. The kitchen is well-appointed and includes a staircase that leads down to a generous basement. This lower level currently serves as a utility and laundry area and also benefits from a convenient toilet. The first floor comprises two bedrooms, one of which is currently used as a sitting room, along with a family bathroom featuring a heritage-style suite. A further staircase leads to the second floor, where two additional bedrooms and a second bathroom provide ample space for family or guests. Outside, the property enjoys a charming enclosed rear garden, mainly laid to lawn with a paved patio area and a variety of mature shrubs and plants. To the rear, there are two private parking spaces, adding further practicality to this elegant and historic home.

## LOCATION

Situated on the Shropshire/Cheshire/Clwyd borders, the vibrant market town of Whitchurch offers a blend of traditional charm and modern convenience. Known for its strong sense of community spirit and historic character, Whitchurch is home to a diverse range of independent shops, four major supermarkets and other well-known national retailers, ensuring residents and visitors alike have everything they need close at hand. Education is well catered for, with both primary and secondary schools in town and the surrounding villages, making it a great choice for families. The town also boasts a recently constructed health centre which also stands next to a brand new retirement development for over 55s looking to embrace retirement in the area. There is also a recently constructed leisure complex featuring an inclusive swimming pool and a range of fitness facilities for all. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which also offers great recreational amenities. For those commuting or exploring further afield, Whitchurch railway station is on a direct line between Crewe and Shrewsbury, with convenient connections to major cities including Manchester, London, and Birmingham. The town is also ideally positioned within 16 to 22 miles of larger urban centres such as Chester, Shrewsbury, Telford, Wrexham, and Crewe.



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## 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 water, drainage, gas and electricity are available. 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.

## DIRECTIONS

The property can be approached from London Road, passing Sainsburys on the left then turn right into Claypit Street where the property can be found immediately on the left hand side.

## LOCAL AUTHORITY

Council Tax Band E. Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## 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.

## ENERGY PERFORMANCE

This property is exempt from having an energy performance certificate as it is Grade II Listed.

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## METHOD OF SALE

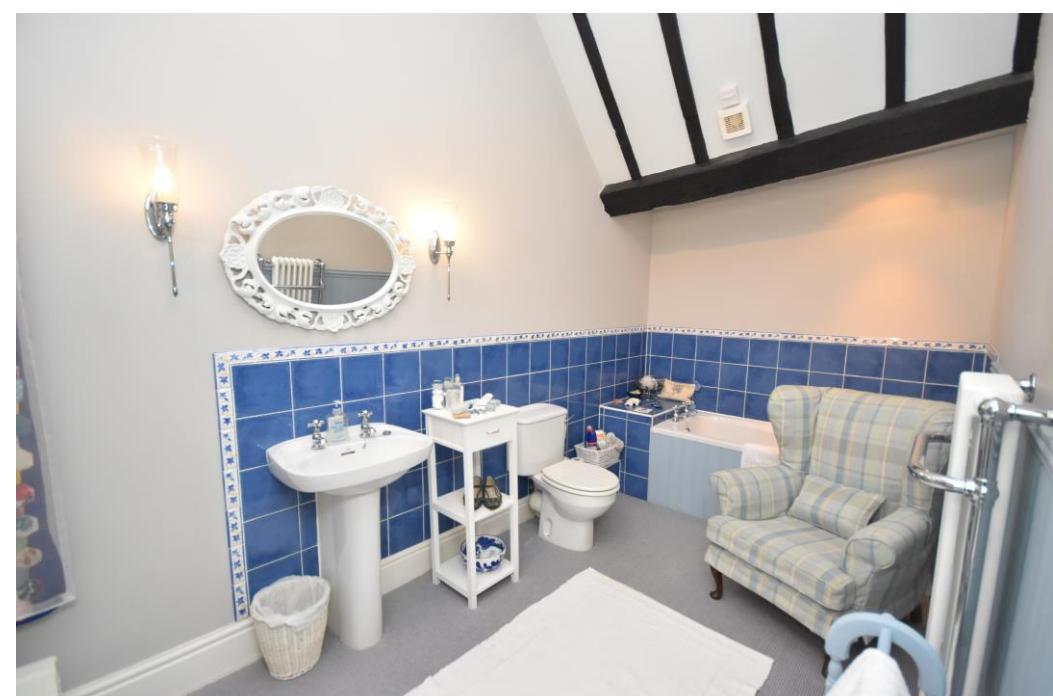
For sale by Private Treaty.

## 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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LOUNGE  
12' 3" x 11' 7" (3.73m x 3.53m)

DINING ROOM  
19' 8" x 9' 7" (5.99m x 2.92m)

KITCHEN  
20' 1" x 7' 1" (6.12m x 2.16m)

BASEMENT  
19' 1" x 12' 9" (5.82m x 3.89m) max

BEDROOM ONE  
14' 2" x 11' 7" (4.32m x 3.53m)

FAMILY BATHROOM  
10' 5" x 7' 0" (3.18m x 2.13m)

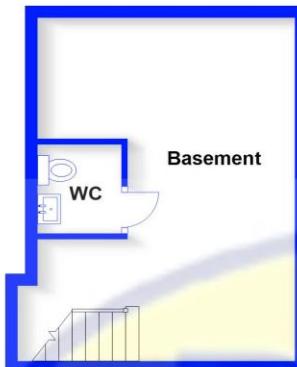
BEDROOM TWO  
13' 2" x 9' 7" (4.01m x 2.92m)

BEDROOM THREE  
14' 3" x 11' 3" (4.34m x 3.43m)

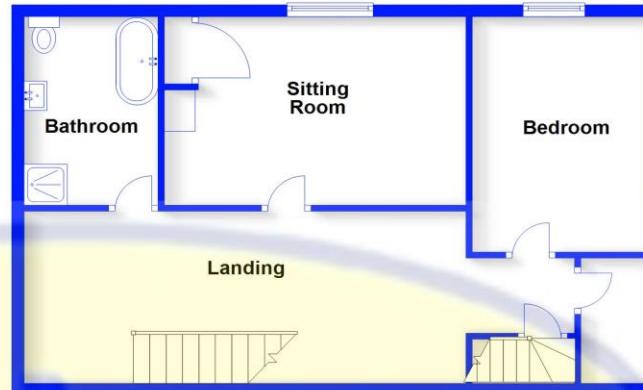
BEDROOM FOUR  
15' 5" x 9' 7" (4.7m x 2.92m) max

BATHROOM  
16' 5" x 7' 0" (5m x 2.13m)

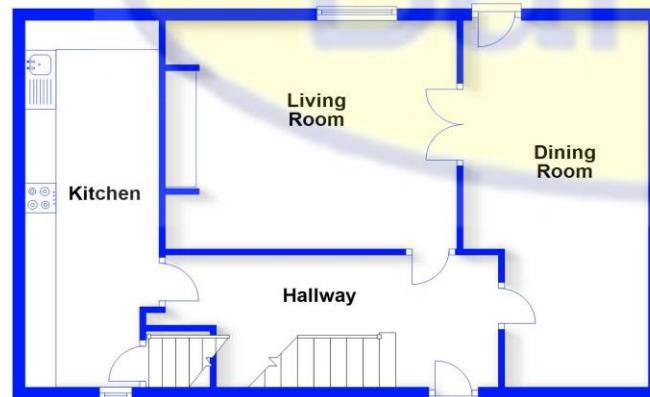
**Basement**  
Approx. 24.4 sq. metres (262.8 sq. feet)



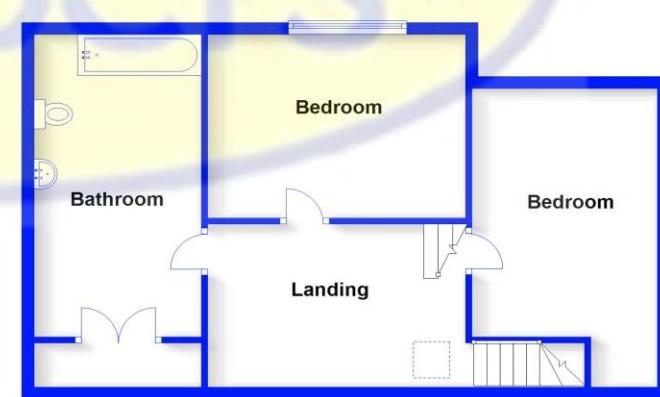
**First Floor**  
Approx. 63.0 sq. metres (678.3 sq. feet)



**Ground Floor**  
Approx. 63.1 sq. metres (678.9 sq. feet)



**Second Floor**  
Approx. 58.0 sq. metres (624.0 sq. feet)



Total area: approx. 208.5 sq. metres (2244.0 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

**Barbers**

**WHITCHURCH**  
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**MARKET DRAYTON**  
**NEWPORT**  
**SHREWSBURY**  
**WELLINGTON/TELFORD**  
**WHITCHURCH**