



FOR SALE

Offers in the region of £595,000

Park View, Wood Lane, Tilstock,
Whitchurch, Shropshire, SY13 2NN

Situated in a quiet rural backwater is this spacious three bedroom detached house that has excellent equestrian facilities comprising of blocks of stables, a further range of outbuildings, a two storey Shipon and 10 acres of gardens and paddocks, or thereabouts. The property requires a degree of re-modelling, however it does offer a fantastic opportunity for a potential purchaser to acquire a beautifully located family home in a rural setting. Early inspection advised.



Whitchurch 4.6 miles, Wem 5.2 miles, Shrewsbury 16.1 miles, Chester 24.9 miles. All distances are approximate.



- Equestrian Facilities
- Rural Detached Home
- Three Bedrooms
- Range Of Outbuildings
- 10 Acres Or Thereabouts
- Peaceful Rural Location

DESCRIPTION

A spacious three bedroom detached house that has excellent equestrian facilities comprising of blocks of stables, a further range of outbuildings, a two storey Shipon and 10 acres of gardens and paddocks, or thereabouts.

The property requires a degree of re-modelling, however it does offer a fantastic opportunity for a potential purchaser to acquire a beautifully located family home in a rural setting.

LOCATION

The property is situated just outside the Hamlet of Hollinwood in the heart of attractive unspoilt North Shropshire countryside, in a particularly peaceful rural setting.

Whilst enjoying the peace and tranquility of its location, it is still within easy motoring distance of the nearby North Shropshire towns of Whitchurch and Ellesmere, both of which have an excellent range of local shopping, recreational and educational facilities.

The county towns of Shrewsbury (16 miles) and Chester (25 miles) are both also within easy motoring distance and have a more comprehensive range of amenities of all kinds.

ENTRANCE LOBBY

Half glazed entrance door, double glazed windows to the rear and side, tiled floor, wall light, door to the inner hallway, door to the;

CLOAKROOM

Fitted with a low level WC, wash basin, tiled floor, double glazed window to the side.

INNER HALLWAY

Door to the stairs that lead to the first floor, door to the kitchen/dining room, door to the;

FAMILY ROOM

4.83m x 3.78m (15'10" x 12'5")

A room with potential to be a fourth bedroom if required and having double glazed doors to the rear, double glazed window to the side, double radiator, fitted wall lights, recessed alcove with fitted cupboards and shelving.

KITCHEN/DINING ROOM

7.87m x 3.33m (25'10" x 10'11")

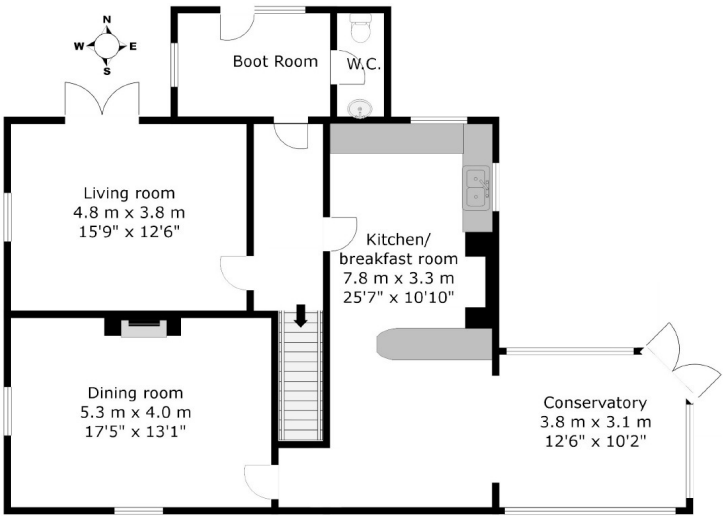
Fitted with a composite sink with mixer tap, inset into work surfaces and having a range of base and wall cupboards, tiled splash backs, plumbing for a dish washer and washing machine, peninsular dividing unit with base cupboards, floor mounted oil fired central heating boiler, telephone point, double radiator, under stairs pantry cupboard with fitted light, double glazed windows to the front, side and rear, door to the lounge, archway to the;

CONSERVATORY

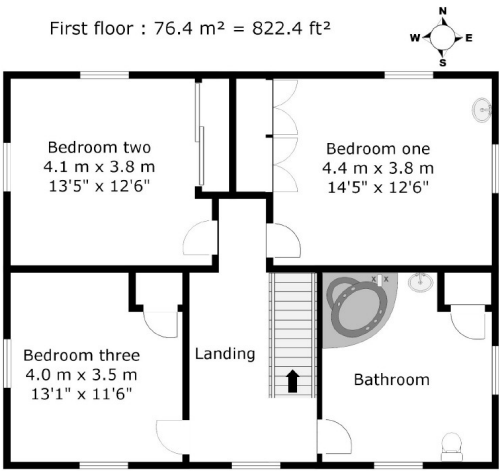
3.66m x 2.95m (12'0" x 9'8")



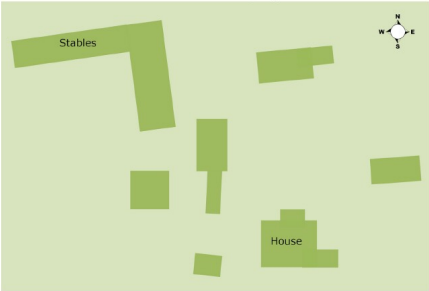
Ground floor: 97.2 m² = 1046.3 ft²



First floor : 76.4 m² = 822.4 ft²



House and outbuildings layout



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



Double glazed windows on a masonry base with double doors to the garden, double radiator, fitted fan light, TV point.

LOUNGE

5.28m x 3.96m max (17'4" x 13'0" max)

Double glazed windows to the front and side, decorative fireplace surround to a fitted electric fire, cupboards and bookshelves fitted into one alcove, two double radiators, TV point.

FIRST FLOOR LANDING

3.94m x 2.74m overall (12'11" x 9'0" overall)

Double glazed window to the front with lovely views, access to the roof space, double radiator.

BEDROOM ONE

4.34m x 3.81m (14'3" x 12'6")

Double glazed windows to the rear and side having lovely countryside views, built-in double wardrobe, wash basin in vanity unit. Double radiator, fitted fan light, TV point.

BEDROOM TWO

4.11m max x 3.78m (13'6" max x 12'5")

Double glazed windows to the rear and side having lovely countryside views, built-in double wardrobe with sliding doors, double radiator.

BEDROOM THREE

3.96m x 3.56m (13'0" x 11'8")

Double glazed windows to the front and side having lovely countryside views, built-in cupboard with shelving, double radiator,

BATHROOM

3.94m x 3.28m (12'11" x 10'9")

Comprising a corner bath with fitted electric shower over and curved pelmet and curtain, pedestal wash basin, WC in vanity with cupboard to the side, tiled splash backs, radiator, double glazed windows to the front and side.

OUTSIDE

The property is approached via double timber gates that open into a courtyard that gives ample parking and leads to various of the outbuildings, a gate leads to a path to the entrance door and there are formal gardens of patio, lawns, large pond, greenhouse and garden store, a five bar gate opens into one of the paddocks.

OUTBUILDINGS

Outbuildings include a brick workshop, a further timber workshop and various storage sheds. There is a three bay machinery store/car port.

STABLES

There are 8 stables in total with two being under cover with a tack area to the side, the remaining stables are in a detached block and all measure approximately 12' x 12'.



BARN

Open fronted Hay barn with store area to the side.

GARAGE

A good size garage is attached to the Hay Barn and has metal sliding door and window to the side.

SHIPON

There is a two story Shipon adjacent to the courtyard and this could possibly be converted to living accommodation subject to the relevant consents being obtained.

PADDOCKS

The gardens and Paddocks are in four enclosures and measure approximately 10 acres or thereabouts.

DIRECTIONS

Leave Whitchurch on the B5476 and continue into Tilstock. Turn right in the village by the Public House and proceed for approximately 1.7 Miles towards Hollinwood, before you enter the village the property is to be found on the left hand side.

COUNCIL TAX

It is understood that the property is in Band ' E ' on the Shropshire Council Register. The payment for 2017/2018 is £1969. For further Council Tax details, contact Shropshire Council on 0345 6789002.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system.

TENURE

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

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at www.rightmove.co.uk and Onthemarket.com WH0949

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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01948 663 230

Whitchurch office:

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
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