



FOR SALE

Offers in the region of £595,000

The Wharf, Edstaston,
Nr Wem, SY4 5RF

A truly iconic village home that stands in lovely gardens and grounds of one acre, or thereabouts. This stunning period property has been totally renovated from the ground up by the present owners, and now offers spacious family living accommodation over three floors and retains many character features. Included is the adjoining two storey barn with garage and a great party room above that could be incorporated into the main house. We strongly advise early inspection.



Wem 2.4 miles, Whitchurch 7.2 miles, Shrewsbury 13.5 miles, Chester 27.8 miles. All distances are approximate.



- **Stunning Period Home**
- **Total 3,782 Sq Ft Approx**
- **Many Character Features**
- **Flexible Living Space**
- **Parking & Attached Barn**
- **1 Acre Gardens With Views**

DESCRIPTION

This very well presented period home is at the heart of the hamlet, and enjoys lovely views to the front and rear. The accommodation is over three floors and offers excellent space and flexibility. This fine iconic home has many period features to include ceiling beams, the original weighbridge, and the chain driven crane derrick in the room above the double garage/workshop. Standing in grounds approaching one acre, this stand out home is well worthy of early internal inspection.

LOCATION

'The Wharf' is situated within the popular North Shropshire rural hamlet of Edstaston which has a village hall and a Church. The nearby North Shropshire towns of Wem and Whitchurch are within easy motoring distance, both of which have an excellent range of local shopping, recreational and educational facilities. The county towns of Shrewsbury and Chester are both within easy motoring distance and have a more wider varied range of amenities of all kinds. There are railway stations at Prees and Wem, offering services to Shrewsbury, Crewe and beyond.

ENTRANCE HALL

5.16m x 2.72m (16'11" x 8'11")

Double glazed entrance door with double glazed side windows, timber laminate flooring, turning staircase to the upper floors, with a storage cupboard below, radiator, doors to the snug and the;

RECEPTION ROOM/OCCASIONAL BEDROOM FOUR

6.10m x 5.05m (20'0" x 16'7")

Double glazed window to the front, double glazed sliding doors to the rear garden, two radiators, fitted wall lights, ceiling beams, TV aerial cable points.

SNUG/STUDY

3.99m x 3.63m max (13'1" x 11'11" max)

Double glazed window to the front, a fitted range of four modern tall cupboards provides ample storage space, 'Clear View' wood burner with back boiler standing on a stone hearth, timber laminate flooring, radiator, ceiling beams, door to the;

UTILITY ROOM

3.84m x 2.26m (12'7" x 7'5")

Composite sink with mixer tap, inset into work surfaces, fitted base, tall and wall cupboards, plumbing for a washing machine, timber laminate flooring, radiator, door to the wood store, double glazed window and door to the rear.

WOOD STORE

2.49m max x 2.13m (8'2" max x 7'0")

Window to the side, ample storage space for fuel.

FIRST FLOOR

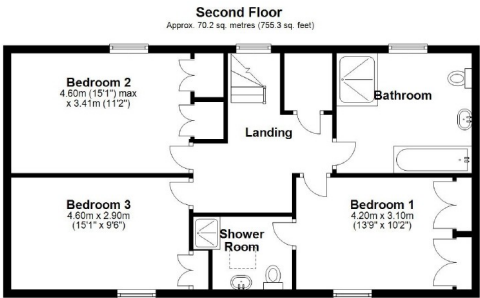
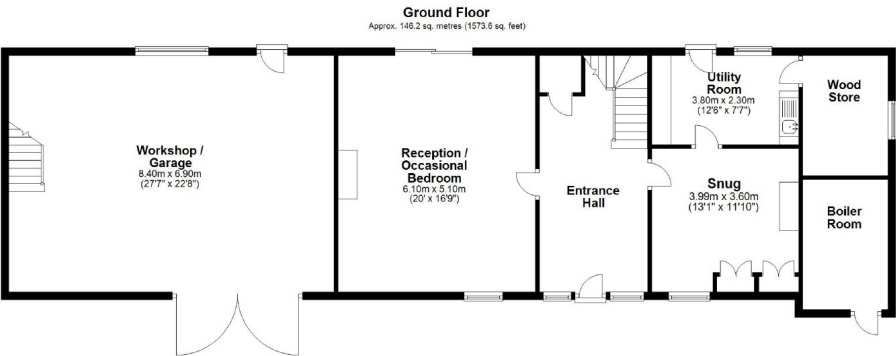
LANDING

Double glazed window to the rear with lovely views, turning staircase to the second floor, double radiator, walk-in storage cupboard with radiator and double glazed window to the front, doors to the lounge, dining kitchen and the;

CLOAKROOM

2.18m x 1.73m (7'2" x 5'8")

Comprising a wash basin with mixer tap, inset into a vanity unit having a range of cupboards below and display shelf above, fitted WC with concealed cistern, tiled splash backs, radiator, double glazed window to the front.



Total area: approx. 351.4 sq. metres (3782.6 sq. feet)

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.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



LOUNGE

6.35m x 5.23m (20'10" x 17'2")

Double glazed window to the front with views, and two double glazed windows to the rear with far reaching countryside views, wood burner on a tiled hearth with ornate period style timber fireplace surround, two radiators, fitted wall lights, ceiling beams, TV point.

DINING KITCHEN

6.32m x 4.09m (20'9" x 13'5")

A spacious room comprising a composite, one and a half bowl sink with mixer tap, inset into work surfaces, and having a comprehensive range of Cherry wood base, drawer and wall cupboards, tiled splash backs, built-in electric double oven, induction hob, built-in dishwasher, wine rack unit, space for a large American style fridge/freezer, spot lighting, radiator, ceiling beam, timber laminate flooring, double glazed window to the front with views, two double glazed windows to the rear with far reaching countryside views.

SECOND FLOOR LANDING

Double glazed window to the rear with far reaching views, access to the roof space, double radiator, walk-in airing cupboard with linen shelving, doors to all principal rooms.

BEDROOM ONE

4.24m to wardrobes x 3.12m (13'11" to wardrobes x 10'3")

Double glazed window to the front with lovely views, built-in range of wardrobes and drawer units giving ample storage space, radiator, ceiling beam, spot lighting, door to the;

EN-SUITE

2.13m x 1.85m (7'0" x 6'1")

Tiled enclosure having a plumbed-in mains shower fitted, wash basin with mixer tap inset into vanity unit with



cupboards below, WC with concealed cistern, white towel rail radiator, double glazed roof window to the front.

BEDROOM TWO

4.57m x 3.35m (15'0" x 11'0")

Double glazed window to the rear with far reaching views, three built-in wardrobes giving ample storage and hanging space, double radiator, ceiling beam, spot lighting.

BEDROOM THREE

4.57m x 2.90m (15'0" x 9'6")

Double glazed window to the front with lovely views, built-in double wardrobe, double radiator, ceiling beam, spot lighting.

BATHROOM

3.45m x 3.05m (11'4" x 10'0")

A spacious room comprising a panelled bath with mixer tap and shower attachment, tiled corner enclosure having a plumbed-in mains shower fitted, pedestal wash basin, close coupled WC, tall chrome towel rail radiator, tiled to half wall height, fitted spot lighting, double glazed window to the rear with lovely views.

OUTSIDE

WORKSHOP/GARAGE

8.23m x 0.56m (27'0" x 22.5")

Double timber doors open into this highly useful space, with power and lighting connected, timber stairs lead up to the;

PARTY/STORE ROOM

Having windows to the rear with lovely views, exposed roof trusses and the timber crane derrick with chains attached on a central pillar, fitted four speaker sound system, spot lights and mirror ball, power points.



GROUND S

The property sits on private grounds of around one acre, and is approached via a wide driveway that gives ample parking for several vehicles, a path leads to the front door, and further on to the boiler room with adjacent weighbridge. To the front and side of the property are extensive lawn gardens with inset orchard and growing areas, a dividing wall and hedge boundary separates the rear garden which is also laid to lawn, with natural boundaries and having lovely views.

DIRECTIONS

Exit Whitchurch on the B5476 to Wem, proceed through the village of Tilstock, and pass the Dog and Bull public House on your right, proceed for another two miles and at the sign for Edstaston Church take a right turn. Pass the church on your right and continue on this lane, pass the lay by on the left, and 'The Wharf' will be found immediately after this on the left hand side.

USEFUL INFORMATION

COUNCIL TAX

The property is currently listed as a Band 'G' on the Council Tax Register with £2,965.00 Payable in the current year 2019-20. For confirmation of these figures and any other Council Tax questions, together with details from the planning office contact Shropshire Council on 0345 678 9002.

SERVICES

Mains water and electricity are understood to be connected, with drainage to a septic tank. Heating is via oil fired boiler to radiators. None of these services have been tested.

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 Watgate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at Rightmove & Onthemarket.com
WH1129

AGENTS NOTES

We will require evidence of a purchasers ability to proceed before a viewing appointment is booked, or a sale is formally agreed.

The successful purchaser will also be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR which came into force 26th June 2017). Appropriate examples: Passport and /or Photographic Driving Licence and a recent utility bill showing your current address details and proof of residence.

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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:

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OnTheMarket.com

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