

# Ingleside Prees Heath Whitchurch SY13 3JX



**5 Bedroom House - Detached**  
**Offers In The Region Of £650,000**

## The features

- IMPRESSIVE 5 BEDROOM DETACHED HOUSE
- GARDENS AND PADDOCKS TO APPROXIMATELY 3.5 ACRES
- BORDERED BY OPEN FARMLAND AND VIEWS OVER COMMONLAND
- THROUGH LOUNGE, FAMILY ROOM, LARGE OPEN PLAN LIVING/DINING/KITCHEN
- REGISTERED SMALL HOLDING
- EXCELLENT RANGE OF OUTBUILDINGS AND 5 STABLES
- LARGE VERSATILE LIVING ACCOMMODATION
- IDEAL FOR DEPENDENT RELATIVE OR WORK FROM HOME
- 5 BEDROOMS, SHOWER ROOM AND BATHROOM
- EPC RATING TBC



### \*\*\* 5 BEDROOM HOUSE WITH 3.5 ACRES, OUTBUILDINGS AND STABLING \*\*\*

A unique opportunity to purchase this detached country home which has been extended to provide deceptively spacious accommodation - including a ground floor Annexe - and is set within gardens and paddocks of 3.5 acres with a range of outbuildings and stabling and being a registered small holding.

Set in a convenient position with ease of access to the nearby busy market Town of Whitchurch and a short drive from local amenities including supermarket, takeaway, cafe's and public house. For commuters there is ease of access to the A5 M54 motorway network.

The accommodation briefly comprises Reception Hall, lovely through Lounge, Family Room with log burner, large open plan Living/Dining/Kitchen with multi fuel burner, Utility Room, large Ground Floor Bedroom and en suite Wet Room (ideal for dependent relative). On the First Floor are 4 double Bedrooms and family Bathroom.

The property has the benefit of ample parking, large workshops, stores and open fronted barn along with 5 stables and is set within gardens and paddocks all in total to just over 3.5 acres.

Viewing recommended.

## Property details

### LOCATION

The property is conveniently located on the A49 close to the busy market Town of Whitchurch and providing ease of access for commuters to Shrewsbury, Telford, Nantwich, Cheshire and the M6. A short drive away you will find a convenience store, takeaway, cafes, public house and just further on into Whitchurch there are an excellent range of amenities including Michelin star restaurants, range of independent stores, bank, schools, doctors and hospital.

### RECEPTION HALL

Sealed unit double glazed door opens to Reception Hall with radiator and useful under stairs storage recess.

### LOUNGE

A fabulous sized through room naturally will lit by windows to the front and side and doors leading onto the rear courtyard. Stone fireplace (currently boarded), media point, radiators.

### FAMILY/SITTING ROOM

having window to the front, chimney breast recess housing cast iron log burner, media point, radiator.

### OPEN PLAN LIVING/DINING/KITCHEN

A great space for those who love to entertain with the Living/Dining area featuring chimney breast housing cast iron multi fuel burner, radiator.

Opening to Kitchen which is fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds and eye level wall units, windows to the side and rear and opening to

### UTILITY ROOM

with continuation of base cupboards, space for freezer etc. Window and door to the courtyard and gardens.

### INNER HALL

off which leads

### GROUND FLOOR BEDROOM

A great versatile space - ideal for dependent relative, guest suite or potential home office/studio. A lovely light room with window and double opening French doors leading onto the garden, wooden effect flooring, radiator.

### EN SUITE WET ROOM

with shower, wash hand basin and WC. Window to the rear, radiator.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the side and off which lead

### BEDROOM 1

An excellent sized double room with windows to the front and side, providing aspect over adjoining fields and the Common to the fore, radiator.

### BEDROOM 2

another good sized double room with windows to the side and rear with aspect over fields and the paddock. Radiator.

### BEDROOM 3

Another double room with window to the rear and aspect over the garden and paddock. Radiator.

### BEDROOM 4

A good sized room with window to the front, built in storage cupboard, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Tiled surrounds, radiator, window to the rear.

### OUTSIDE

The property is approached through wooden gateway over driveway and courtyard which provides parking for numerous vehicles.

There are a range of outbuildings including large Workshop/Store, open fronted Barn, range of storage units including 2 large and 1 large store with 5 stables to the rear.

The Gardens lie to the front, side and rear of the property mainly laid to lawn enclosed to the front with fencing and high conifers providing a good level of privacy. To the Rear and side of the outbuildings are the Paddocks which are enclosed with several timber storage sheds and horse shelter and extend in total to approximately 3.5 acres.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES



We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

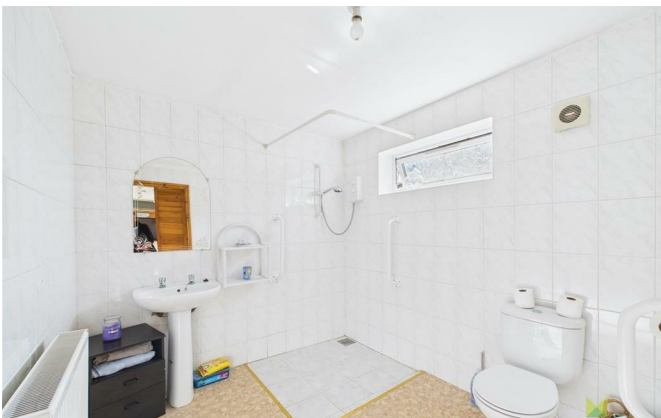
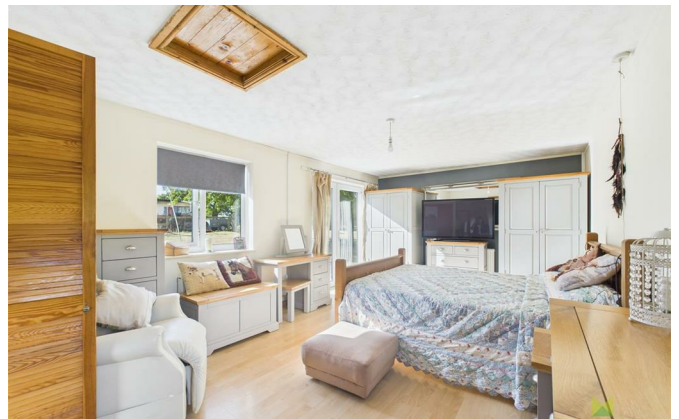
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home









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**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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