



# FAIRACRES

WHIXALL | WHITCHURCH | SY13 2RR

Halls<sup>1845</sup>



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Wem 5 miles | Ellesmere 7 miles | Whitchurch 7 miles | Shrewsbury 15 miles  
(all mileages are approximate)

A SUBSTANTIAL FIVE-BEDROOM DETACHED FAMILY HOME  
SET IN AROUND 4 ACRES

Over 2,500 sq ft  
Requiring Modernisation  
Double Garage & Stables  
Land and Gardens ext to approx 4 acres  
Peaceful Rural Location



#### Ellesmere Office

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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Fairacres is a substantial five-bedroom detached country home which now offers excellent potential for comprehensive modernisation and improvement throughout, whilst at present boasting over 2,500 sq ft of generously proportioned living accommodation situated across two flexibly arranged floors.

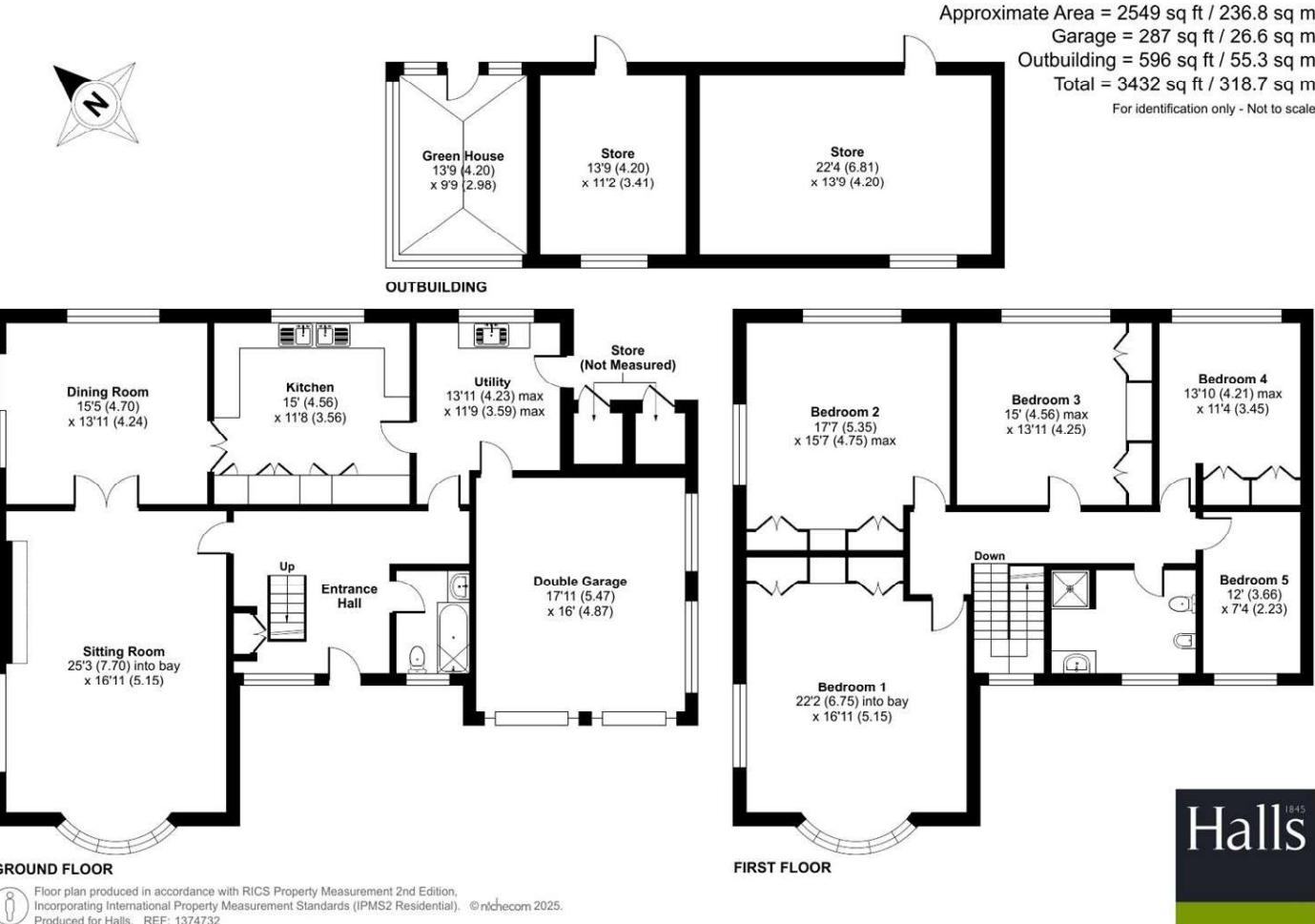
The property is situated within land and gardens which extend, in all, to around 4 acres, with access provided via an impressive "in and out" driveway onto attractive gardens which encompass the property and feature a double garage and stabling, with a smaller paddock positioned to the north east and grazing land surrounding the property to the south and east.

## SITUATION

The property occupies a delightfully peaceful position within the rural village of Whixall, which offers immediate access to a network of quiet county lanes, public footpaths, and bridleways, as well Whixall Moss and the surrounding canal network, making it ideal for those with rambling, cycling, or equestrian interests. Despite its rural setting, the property retains a convenient proximity to the lakeland town of Ellesmere and the market town of Wem, which provide a respectable range of day to day amenities, with the larger town of Whitchurch located around 7 miles to the north. The county centres of Wrexham and Shrewsbury lie to the north and south respectively and offer a comprehensive suite of facilities to include transport links and cultural attractions.

## PROPERTY

The property is principally accessed via a covered external Porch which opens into an impressive Entrance Hall, where stairs rise to the first floor and a door leads into a generously proportioned Sitting Room featuring dual-aspect windows, a large bay-window overlooking the front and an open-fire set within a stone-effect hearth.



Double doors lead from the Sitting Room into a versatile Dining Room, ideal for more formal occasions or for use as a Family Room or similar, from where patio doors exit directly onto the gardens and further doors open into a Kitchen, this featuring a window onto the rear and a selection of fitted units. The ground floor accommodation is completed by a useful Utility Room positioned beside the Kitchen and offering direct access into the double Garage, and a Bathroom accessed from the Entrance Hall.

Stairs rise from the Entrance Hall to a first floor landing, from where doors provide access into four comfortably sized bedrooms, the majority of which benefit from integrated storage and with all enjoying elevated views across the open countryside which surrounds the property. The Bedrooms are at present served by a family Shower Room which comprises a fitted suite featuring a shower cubicles, hand basin, bidet, and WC.



## OUTSIDE

The property is approached via an "in and out" driveway accessed through established hedging, which surrounds a central area of lawn featuring a selection of mature shrubs and culminates at a double Garage (approx. 5.47m x 4.87m). Flanking the driveway are further areas lawn interspersed with mature trees and floral beds, with, to either side of the property, paved patio areas which represent an ideal space for outdoor dining and entertaining. The eastern aspect of the gardens features a detached Stable Block ideal for those with equestrian interests, with a lean-to greenhouse to one side.

The rear of the property is given over to further areas of lawn, with a traditional gate set within established hedging leading to a "secret garden" area comprising a wonderful assortment of mature trees, alongside a gate into the land.

Notably, the property is complemented by a small paddock situated to the east, this ideal for the grazing of ponies or the keeping of smaller livestock, with, joining the gardens to the rear, agricultural land which has previously been utilised for arable crops but which offers excellent potential for further grazing.

## SCHOOLING

The property is conveniently situated for access to a number of well regarded state and private schools, including Whixall C of E Primary, Newtown C of E Primary (outstanding), Welshampton C of E Primary, The Thomas Adams School, Lakelands Academy, Ellesmere College, Moreton Hall, Oswestry School, Packwood Haugh, and Adcote School for Girls.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We are advised that the property benefits from mains water and electrics. Drainage is to a private system and the heating is oil-fired.

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

## COUNCIL TAX

Council Tax Band – F

## DIRECTIONS

Leave Ellesmere via the A495, continuing past The Mere and turning left to remain on this road. Proceed for app 1 mile. In the village of Welshampton, a right hand turn leads onto the B5063 (signposted Wem); continuing for a further 1.2 miles, in the centre of Northwood, a left hand turn leads onto a quiet county lane. Proceed along this lane for around 2.3 miles. where the property will be situated on the left.



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

### IMPORTANT NOTICE

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.

For identification purposes only



