FOR SALE

Offers in the region of £425,000

2 Edgeley Hall Cottage, Edgeley Bank, Brown Moss, Whitchurch, Shropshire, SY13 4NN

This a charming and spacious semi detached semi rural cottage with wonderful views over the adjoining countryside. The property briefly comprises an entrance hall, sitting room, dining / family room, breakfast kitchen with cream coloured AGA, rear hall, and cloaks with W.C. There are three good sized bedrooms to the first floor and a large family bathroom. There are large gardens to the front, seating area and outbuilding.

FOR SALE

Whitchurch 2 miles, Nantwich 12 miles, Prees 4 miles, Shrewsbury 20 miles & Chester 20 miles. All distances are approximate.

- **Charming Semi Detached Home**
- **Idyllic Countryside Views**
- **Extremely Well Presented Throughout**
- **Oil fired AGA in the Kitchen**
- **Large Gardens, Parking for 4 Cars**
- **Rural Location but Close to Whitchurch**

Location

The property is located at Edgeley Bank close to the Brown Moss nature reserve approximately 2 miles South East of Whitchurch. The area is popular with walkers and there is even a country style cafe that opens up at weekends and bank holidays. At Prees Heath which is about 1 mile from the property is a local convenience store, petrol station and Cafe. The town of Whitchurch has a wide selection of local shops, restaurants & pubs. There are 4 supermarkets, bus, railway station and a number of sports and leisure clubs.

The property is within good road access to Shrewsbury, Market Drayton, Telford, Wrexham & Chester.

Brief Description

Halls are delighted to be instructed to sell 2 Edgeley Hall Cottages by private treaty.

This charming cottage which dates back to the late 17th / early 18th Century offers spacious accommodation over two floors and has wonderful countryside views. The property is presented to an exceptional standard and comprises a spacious and welcoming entrance hall which has exposed floor boards and double glazed windows that look onto the front garden. There is a door that opens up into the sitting room which has feature exposed timbers, double glazed bow window and a feature fire place with multi fuel stove. There is is a door that opens into a dining / family room with exposed timbers and frosted double glazed window. The cottage has a wonderful kitchen with feature oil fired AGA, range of base and wall mounted units and electric oven and hob for the summer months. The kitchen has a drainer sink unit with window close by that offers a great view over the adjacent rolling Shropshire countryside. There is a bench style seat and table in the breakfast area, integrated dishwasher and space and plumbing for a washing machine and tumble dryer. There is a rear hall with door to the garden and to a cloaks with a W.C and wash hand basin.

The stairs ascend from the study / family room to the first floor landing where there are exposed wall timbers. The large master bedroom has double glazed windows with idyllic views over the garden. There are fitted wardrobes and storage cupboards. There are two further good sized bedrooms with great views over the gardens and surrounding countryside. Off the landing is a large modern family bathroom with panelled bath, large shower enclosure, low flush W.C and wash hand basin. There is also a large skylight and a radiator. The property has oil fired heating and double glazed windows.

2 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

Outside & Gardens
The property is accessed from the lane to a gravelled drive leading to the parking area. There are large well maintained gardens with lawn, flower borders and a wide range plants trees and shrubs. There is a cobbled brick area and paved seating and BBQ area with great views of the house, gardens and the land. There is a detached brick built store barn and adjacent chicken coop to the side.

Directions
From Whitchurch drive out on road past the SJT school. At the roundabout turn left and drive up the hill and just on the other side of the bridge turn right into Edgeley Bank and follow the road for about 1/4 of a mile and the property is located on the left hand side.

What 3 Words
///willpower.cold.contracts

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Schooling
The property lies within a convenient proximity to a number of well regarded state and private schools including Whitchurch CE Junior Academy, Whitchurch CE Infant School , SJT Secondary School in Whitchurch. There is also a junior school in the village of Tilstock which is also within easy reach.

Viewing Arrangements
Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1679 120925

Council Tax - Shropshire
The current Council Tax Band is 'D' on the Shropshire Council Register.

Local Authority - Shropshire
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Tenure - Freehold
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor. There is a small area which is a flying freehold with the neighbours property.

Services
We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators and drainage is to a septic tank.

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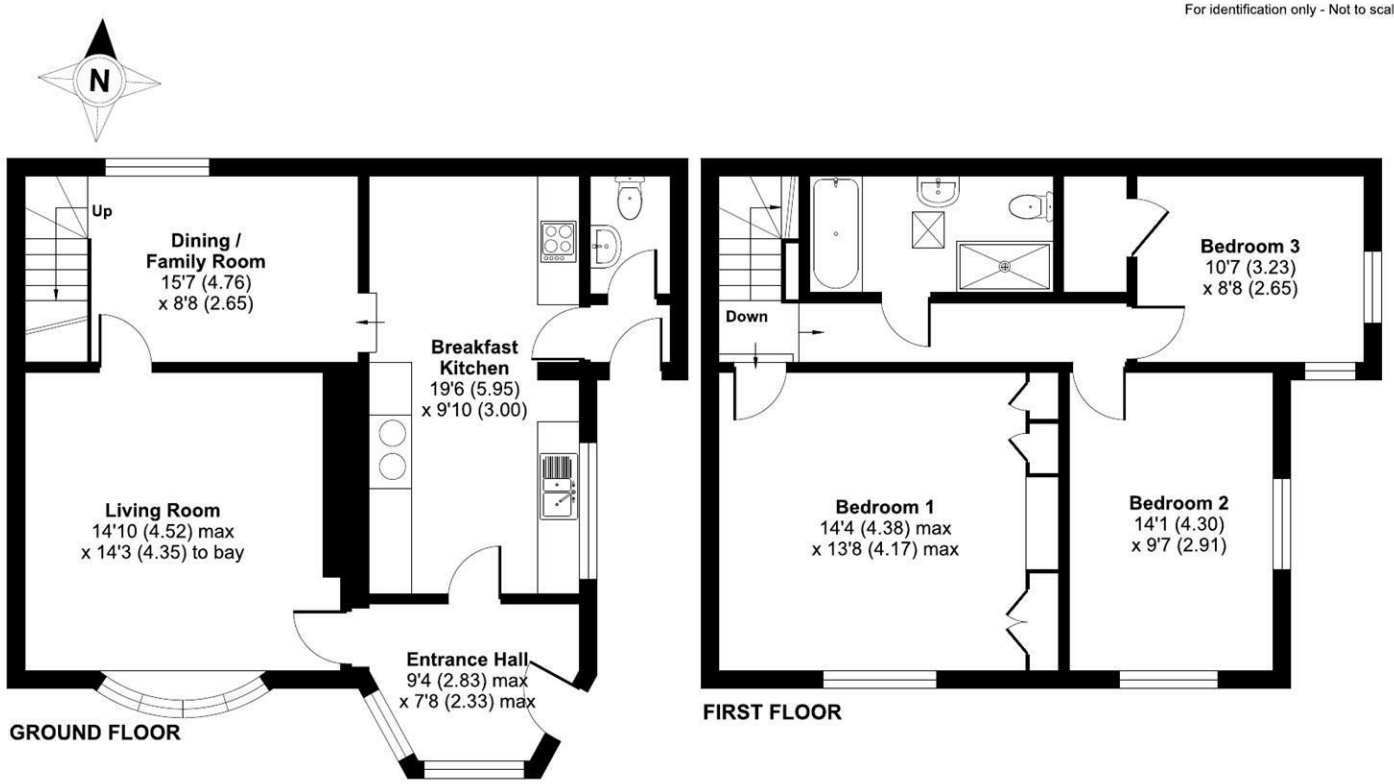
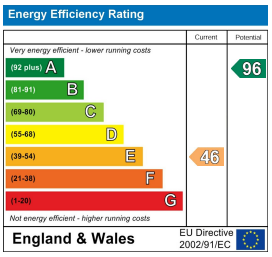
Approximate Area = 1313 sq ft / 121.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1353173

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, 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 663230

Whitchurch Sales
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E: whitchurch@hallsgb.com

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