

**FOR SALE****Offers Over £325,000**

1 Wrexham Road, Whitchurch, Shropshire, SY13 1HP

This is a wonderful and unique opportunity to acquire a Victorian detached family home with a 2 storey detached barn to the side. There is exceptional development potential for any new owner subject to planning. The house is 1,600ft² over 2 floors with hall, 3 reception rooms, kitchen, W.C. and cellar. There are 4 bedrooms and 1 bathroom to the 1st floor. The detached 2 storey barn measures just under 1,000ft² and could be converted to provide additional accommodation. There are gardens to the front, side and rear and off street parking.



Whitchurch Town Centre 1/4 mile, Railway Station 3/4 mile, Nantwich 12 miles, Shrewsbury & Chester 20 miles. All distances are approximate.



- **Detached Family Home with Barn**
- **Development Opportunity**
- **Close to Town Centre**
- **Period Features, No Chain**
- **3 receptions, Kitchen, W.C**
- **4 Bedrooms & 1 Bathrooms**
- **Gardens and Off Street Parking**
- **Viewing Highly Recommended**

Location

The property is located within 1/4 of a mile of Whitchurch Town Centre where there is excellent local shopping, schooling, recreational and leisure facilities. Whitchurch has an excellent range of cafes, restaurants and pubs. There is a championship golf course, football, cricket & rugby clubs in the town.

Whitchurch is within daily commuting distance of surrounding towns and business centres of Chester, Shrewsbury, Telford, Wrexham, Nantwich and Crewe. The town also benefits from a main line rail link to Shrewsbury, Crewe and Manchester.

Brief Description

This unique Victorian detached family home is being sold with NO CHAIN and will require a full programme of renovation and modernisation. In addition to the house there is a 2 storey barn that was used by the original owners for stabling of their horse, coach house and hay barn. The property briefly comprises reception hall, cloaks with W.C, 3 reception rooms, kitchen and cellar. To the 1st floor are three double bedrooms and two bathrooms.

There are gardens to the front, side and rear and off road parking.

The property has significant development potential subject to planning.

Accommodation Comprises

There is a recessed entrance porch and front door that opens into the hall.

Reception Hall

Feature herringbone quarry tiled floor and staircase.

Cloaks

Suite comprising low flush W.C, wash hand basin and window to the rear.

Living Room

Double glazed window to the front, exposed floor boards and window to the front.

Dining Room

Double glazed bay window to the front, quarry tiled floor, feature fireplace housing the original range style oven. There are recessed cupboards either side and quarry tiled floor.

Sitting Room

Double glazed windows, fireplace and exposed floor boards.

Kitchen

Base unit with sink, quarry tiled floor, window and door to the rear.



3 Reception
Room/s



4 Bedroom/s



1 Bath/Shower
Room/s



Cellar

Door from the hall to the entrance to the cellar where there are steps down to it. There is a modern electrical consumer unit, shelving and useful storage.

1st Floor Landing

Stairs ascend from the hall to a half landing where there is a door to the bathroom.

Stairs continue up to the large 1st floor landing.

Bedroom One (front)

Window to the front and fire place.

Bedroom Two (front)

Window to the front and fire place.

Bedroom Three (rear)

Window to the rear and fire place.

Bedroom Four (rear)

Window to the rear, shower enclosure, low flush W.C and wash hand basin.

Outside

The property is accessed from Wrexham Road to a parking area. There is also a pedestrian access with steps up to the front door. There are gardens to the front, side and rear. Also to the rear is an out house with W.C.

Detached Barn

To the side of the property is a large detached 2 storey barn with double doors leading to the spacious open ground floor. There are steps to the 1st floor.

From the ground floor there is a store room that has been used as a tack room in the past.

Directions

From the centre of Whitchurch drive out on Mill Street and at the junction turn into Highgate which then becomes Wrexham Road. The property is located on the right hand side after 50 metres.

What 3 Words: first.lakeside.offerings

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & Onthemarket.com
WH1606 050625

Council Tax - Shropshire

The current Council Tax Band is 'D'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Services - All

We believe that mains water, gas, electricity and drainage are available to the property.

Tenure - Freehold

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

Anti-Money Laundering (AML)

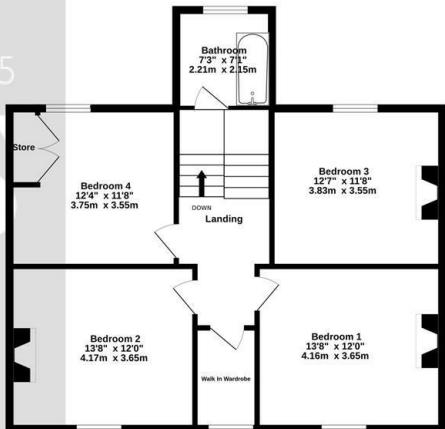
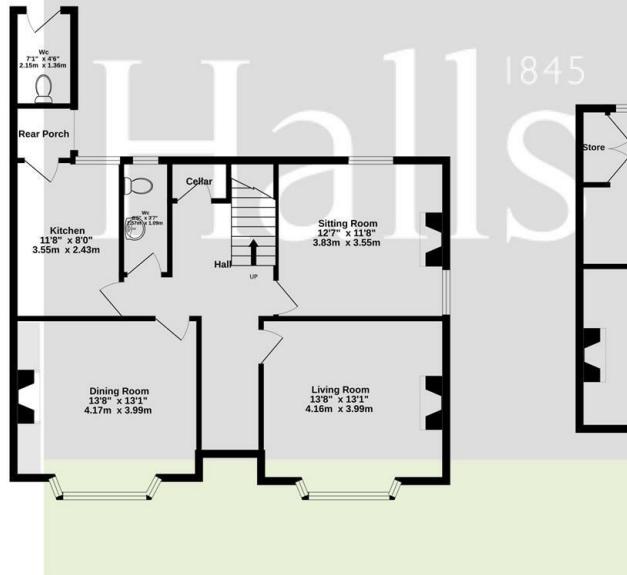
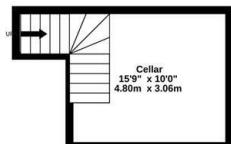
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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.

Basement
132 sq ft (12.2 sq m) approx.

Ground Floor
790 sq ft (73.4 sq m) approx.

1st Floor
786 sq ft (73.1 sq m) approx.



TOTAL FLOOR AREA: 1708 sq ft. (158.6 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

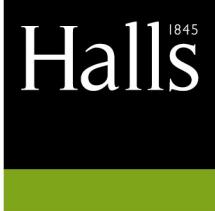
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A2 plus)	A		
(B1-9)	B		
(C9-40)	C		
(D5-48)	D		
(E9-54)	E		
(F21-38)	F		
(G1-20)	G	5	71
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



01948 663230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsrgb.com



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