



FOR SALE

Offers in the region of £365,000

1 Lower Barn Rack Lane, Whixall, Whitchurch,
SY13 2RN

This wonderful converted barn is located in a popular rural location in the North Shropshire countryside. The property is presented to an exceptional standard and comprises hall, cloaks with W.C, lounge / diner, breakfast kitchen, 3 bedrooms and a luxury shower room. The property has its own private drive and a double garage. There are attractive landscaped gardens and paved patio area. Viewing is highly recommended.



FOR SALE

Wem 5 miles, Whitchurch 6.5 miles and Ellesmere 8 miles. All distances are approximate.



- **Charming Barn Conversion**
- **Being Sold With No Chain**
- **Private Drive, Parking & Garage**
- **Hall, Cloaks with W.C**
- **Lounge / Dining Room**
- **Rural Location**
- **3 Bedrooms, Luxury Shower Room**
- **Landscaped Spacious Gardens**

Location

The property is situated in Whixall and is within easy driving distance of Whitchurch, Ellesmere and Wem, all of which have an excellent range of local shopping, recreational and educational facilities.

There is a local social club close by and the wonderful Whixall Marina and Nature Reserve are both close by.

Brief Description

Halls are delighted with instructions to offer 1 Lower Barn, Rack Lane for sale by private treaty.

This wonderful barn is located in a semi rural location in Whixall and is presented to an exceptional standard and is being sold with no chain. The spacious property is just over 1,300 sq ft and its accommodation briefly comprises entrance hall with tiled floor and cloakroom with W.C. There is a wonderful spacious lounge / dining room with log burning stove, double glazed window and double doors to the gardens. The bespoke breakfast kitchen is finished to an excellent standard and comprises a range of base and wall mounted units with an extensive quartz worktop and inset Belfast style sink. There is an integrated dishwasher, Rangemaster range oven with LPG hob. There is also space and plumbing for a washing machine and American style fridge freezer. The kitchen has a quarry tiled floor and windows to the front and rear overlooking the gardens.

The stairs ascend from the hall to a spacious landing with Velux window and exposed timbers. There are three bedrooms and the two double bedrooms have fitted wardrobes and the third bedroom is a spacious single room and is currently used as a study. There is a luxurious shower room off the landing.

The 1st floor has some wonderful features including exposed timbers and port hole style windows.

Outside

The property is accessed off Rack Lane through a set of double gates that lead to a large gravelled drive. Off the drive is a spacious double garage with two sets of double doors. The garage has power and lighting and is big enough to be converted into extra accommodation subject to planning and building regs.

The beautiful gardens comprise lawns, paved seating area. There are a wide range of plants trees and shrubs.

Accommodation Comprises

- Ground floor -
Entrance Hall
Cloakroom
Lounge / Diner
Breakfast Kitchen

- First floor -

Landing
Bedroom One
Bedroom Two
Bedroom Three
Shower Room



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



Directions

From Whitchurch drive out on the Newport Road and follow the Road and turn right just before the SJT school signposted for Tilstock. At the Roundabout go straight over signposted for Wem and Tilstock. Drive through Tilstock and follow the road for about 6 miles and turn right into Rack Lane. Follow the road for about 1 mile and pass the Whixall village hall and take the next right and the property is located on the right hand side.

What 3 Words

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Schooling

The property lies within a convenient proximity to a number of well regarded state and private schools including Whixall CE Primary School, SJT Secondary School in Whitchurch and Thomas Adams in Wem, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

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

WH1622 020525 (Draft Details)

Council Tax - Shropshire

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

Local Authority

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Services

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

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.

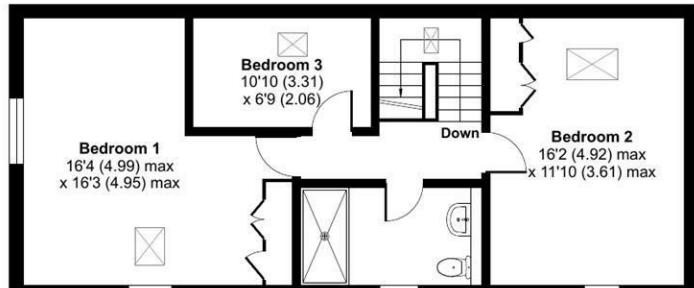
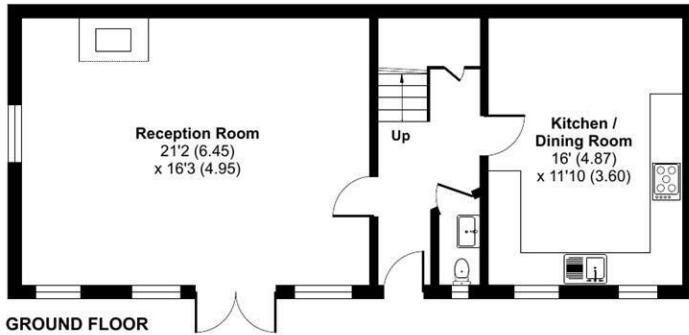
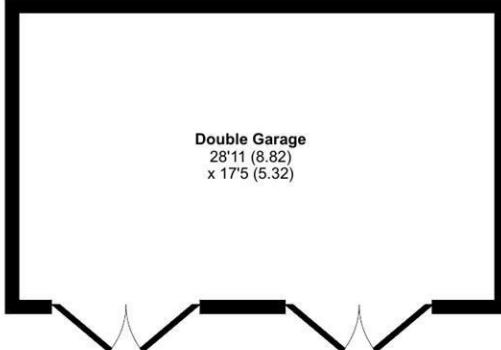
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Approximate Area = 1306 sq ft / 121.3 sq m

Garage = 505 sq ft / 46.9 sq m

Total = 1811 sq ft / 168.2 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR



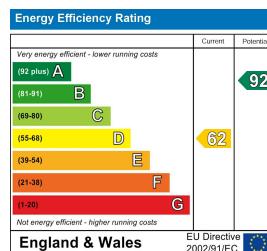
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Halls. REF: 1289548



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



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