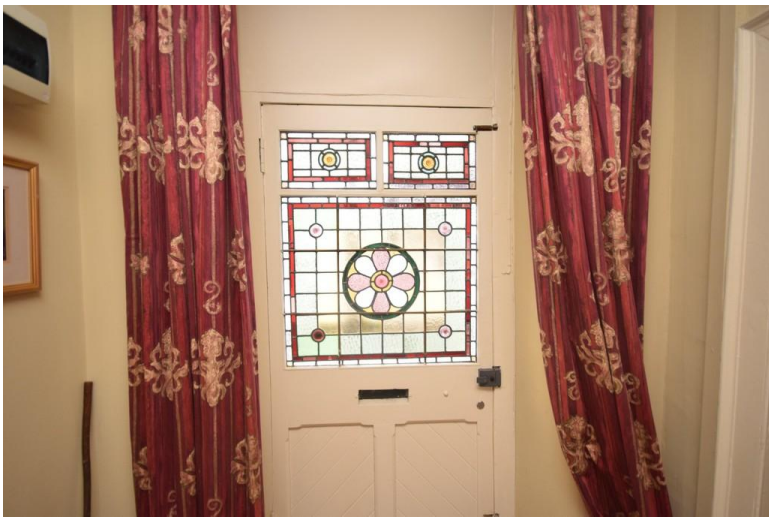
Barbers

33 ST. MARYS STREET, WHITCHURCH, SY13 1QY

Offers Invited £325,000

BRIEF DESCRIPTION

This beautifully presented Georgian residence dates back to the late 18th century and has been lovingly renovated by the current owner. The Grade II listed property offers many original features including an oak panelled Dining Room, oak dog-leg stair case , timber beams and oak doors. The accommodation is spread over three floors and consists of Five Bedrooms, Three Reception Rooms, Three Ensuites, Kitchen/Breakfast Room, Utility, Cloakroom and a cellar. To the rear of the property you will find a beautiful walled garden with views towards the Church. As the accommodation is so generous we feel there is scope to provide a self contained one bedroom annex to the rear of the property, (subject to obtaining any necessary planning consents.)



LOCATION

The property is situated within the conservation area that is convenient for the Town Centre. Whitchurch is a busy, historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

ENTRANCE HALL

Solid wood entrance door with stained glass feature, wood flooring, stairs to first floor, radiator, access to cellar and rear entrance door.

CLOAKROOM

Window to rear, stone floor, WC and wash hand basin.

CELLAR

Can be accessed from the entrance hall and has light and power.

DINING ROOM

12' 2" x 11' 5" (3.71m x 3.48m)

Timber flooring, part panelled walls, radiator, sash window to front with secondary glazing, window to side.

DRAWING ROOM

22' 8" x 12' 4" (6.91m x 3.76m)

Sash windows to front and rear with secondary glazing, two radiators, feature fireplace with wood effect surround on a stone hearth.

KITCHEN/BREAKFAST ROOM

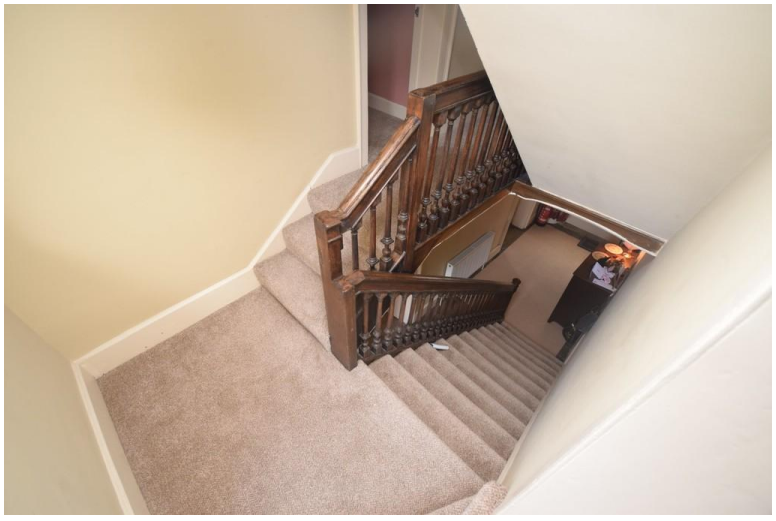
17' 7" x 10' 2" (5.36m x 3.1m) excluding recesses

Having a range of base and wall units, space for range oven, space for fridge/freezer, space and plumbing for dishwasher, slate tiled floor, cupboard housing Worcester boiler, window to side aspect with secondary glazing.

SITTING ROOM

18' 1" x 10' 9" (5.51m x 3.28m)

Slate tiled floor, feature open fireplace with stone hearth, painted timber ceiling beams, side door leading to garden, two windows to side with secondary glazing.



UTILITY/CLOAKROOM

Space for washing machine and tumble dryer, WC, stainless steel sink, wall and base cupboard, window to rear with secondary glazing.

STAIRS TO FIRST FLOOR

There are two staircases to the First Floor, one can be accessed from the Entrance Hall and the other from the Kitchen/Breakfast Room

MASTER BEDROOM

18' 0" x 11' 0" (5.49m x 3.35m)

Window to side with secondary glazing, radiator.

DRESSING ROOM

Radiator, window to rear.

ENSUITE SHOWER ROOM

6' 7" x 6' 6" (2.01m x 1.98m)

Having WC, wash hand basin, walk in shower with electric shower, radiator, part tiled walls, window to side.

STUDY/OFFICE

12' 2" x 10' 1" (3.71m x 3.07m)

Window to side with secondary glazing, built in wardrobes, radiator.

LANDING

Radiator, windows to front and rear with secondary glazing.

BEDROOM TWO

17' 4" x 14' 7" (5.28m x 4.44m)

Two radiators, two sash windows to front aspect with secondary glazing, timber beam.

ENSUITE BATHROOM

Window to rear with secondary glazing, tiled floor, shower with mixer shower, bath, WC, wash hand basin, storage cupboard, door back to landing.

BEDROOM THREE

12' 0" x 11' 7" (3.66m x 3.53m)

Feature fireplace, radiator, timber ceiling beam, windows to front and side with secondary glazing.

STAIRS TO SECOND FLOOR

BEDROOM FOUR

16' 7" x 11' 4" (5.05m x 3.45m) (into eaves) Windows to front and side with secondary glazing, radiator, timber ceiling beams.

BEDROOM FIVE

15' 3" x 10' 4" (4.65m x 3.15m)

Timber ceiling beam, window to front with secondary glazing, under eaves storage cupboard, radiator.

ENSUITE SHOWER ROOM

Double shower cubicle with mains shower, wash hand basin, WC, radiator, skylight and window to side with secondary glazing.

OUTSIDE

To the rear of the property is a beautiful enclosed walled garden with side entrance. The garden is mainly laid to lawn with a patio area and attractive borders filled with a variety of shrubs and plants.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water, drainage, gas and electric are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

ENERGY PERFORMANCE

This property is exempt from having a energy performance certificate

PROPERTY INFORMATION

For clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate.

DIRECTIONS

From the top of Whitchurch High Street turn right at the stop sign turning onto Church Street, follow the road round and bear right onto St Marys Street where No. 33 can be found on the left hand side.

VIEWING/PRE-MARKETING SALES ADVICE

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or whitchurch@barbers-online.co.uk

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

METHOD OF SALE

For sale by private treaty.

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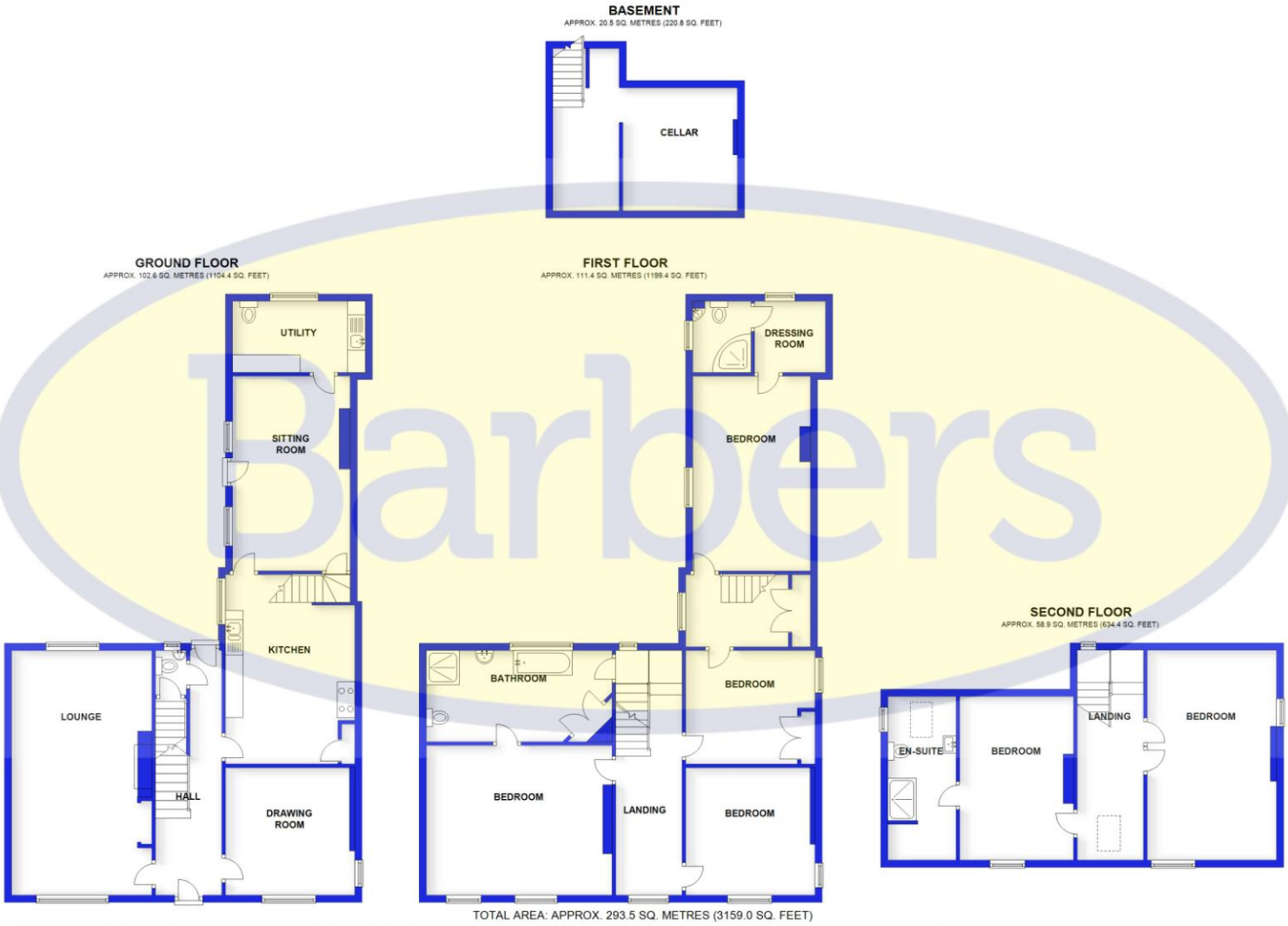

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

Zoopla
Relocation agent network
The Property Ombudsman
rightmove.co.uk
The UK's number one property website

34 High Street, Whitchurch,
Shropshire, SY13 1BB

www.barbers-online.co.uk
whitchurch@barbers-online.co.uk
01948 667272

Mon – Fri: 8.45am – 5.30pm
Sat : 9am – 4pm