



Taits Farm Cottage, Tarts Hill, Hanmer
Whitchurch, Shropshire, SY13 3DR

Helping *you* move





- Charming Detached Cottage
- Two Bedrooms
- Idyllic Rural Location
- Beautiful Gardens
- Large Garage and Workshop
- Kitchen/Breakfast Room
- Two Useful Loft Rooms

"If you are looking for a detached property in an idyllic rural location, this charming two bedroom barn conversion could be right up your street! Surrounded by open countryside, the outside space is a fantastic with an impressive garden comprising well maintained lawn and a beautiful nature pond/lake providing a stunning focal point. The property is full of character with exposed beams and latch doors throughout and the accommodation includes a lovely Kitchen/Breakfast Room, Lounge with multi-fuel stove, Two Bedrooms, Bathroom and two useful loft rooms. A large garage provides parking for up to three vehicles and there is additional parking space to the front. This charming property has so much to offer and viewing is highly recommended to fully appreciate the character and location of this wonderful home."



LOCATION

The property is situated in a lovely rural location approximately 2 miles from the charming village of Hanmer which benefits from having a Butchers, Village Stores with Post Office, Primary School, Pub, Church and Mere. Whitchurch is approximately 6.5 miles away and 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, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately. The village of Penley is 3 miles away with its highly regarded Primary and Secondary Schools.





SUN ROOM

10' 1" x 8' 7" (3.07m x 2.62m)

KITCHEN/BREAKFAST ROOM

17' 3" x 9' 9" (5.26m x 2.97m)

SITTING ROOM

12' 1" x 12' 0" (3.68m x 3.66m)

BEDROOM ONE

12' 0" x 10' 7" (3.66m x 3.23m)

BEDROOM TWO

9' 1" x 8' 9" (2.77m x 2.67m)

BATHROOM

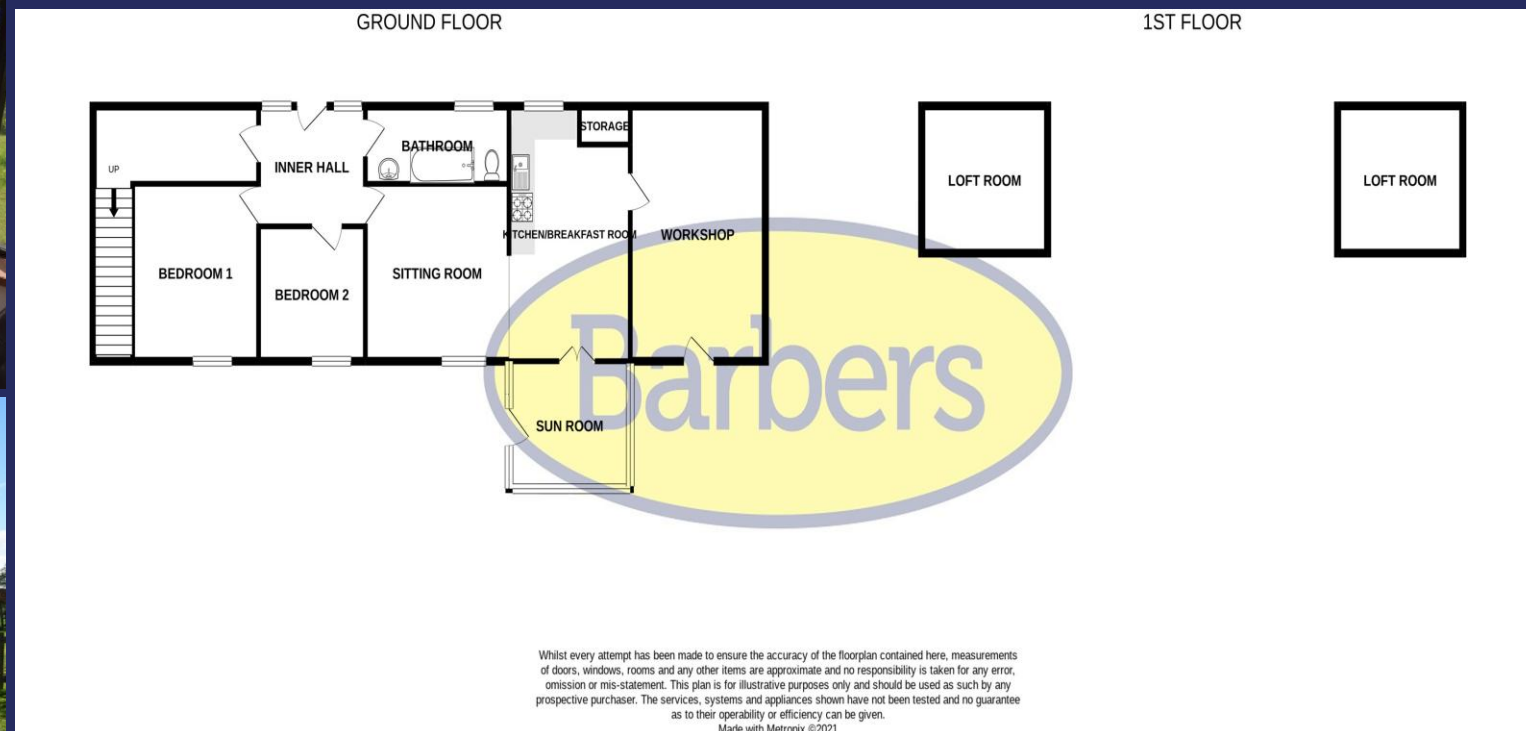
12' 1" x 4' 6" (3.68m x 1.37m)

GARAGE

27' 6" x 18' 8" (8.38m x 5.69m)

WORKSHOP

18' 4" x 11' 5" (5.59m x 3.48m)



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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.

LOCAL AUTHORITY

Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

SERVICES

We are advised that mains electricity and water are available. Oil fired central heating. Private drainage. 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.

VIEWING ARRANGEMENTS

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

ENERGY PERFORMANCE

EPC TBC. The full energy performance certificate (EPC) is available for this property upon request.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

HOW TO FIND THIS PROPERTY

From Whitchurch take the A525 towards Wrexham, continue for approximately 3.9 miles then turn left onto the A539 signposted Hanmer. Continue on past the turning for Hanmer and after approximately 1.5 miles turn left into Tarts Hill Lane where the property can be found after approximately 0.5 miles on the left hand side.

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.

WH28712 11052021



WHITCHURCH
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