



Fern Bank, Quina Brook, Wem, SY4 5RJ

Helping *you* move



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Offers In Region Of £650,000



“Fern Bank is a substantial five bedroom detached property situated in a lovely rural area with superb countryside views. It is set on a large plot with outbuildings and an adjoining paddock measuring approximately 1.5 acres. This fabulous home offers extensive accommodation with the ground floor comprising Entrance Hall, Drawing Room, Dining Room, Sitting Room, Garden Room, Kitchen/Breakfast Room, Served, Study, Utility Room and Cloakroom. The first floor boasts five bedrooms including the master bedroom with dressing area and en suite bathroom. There are a further two en suites as well as a Family Bathroom. Externally, the property is approached over a sweeping gravel driveway providing extensive parking facilities. There is also a double garage with attached outbuilding and stables. As well as the adjoining paddock there are attractive gardens mainly laid to lawn with well stocked flower beds filled with an abundance of established shrubs, plants and trees.”



LOCATION

The property is situated on the B5476 in the hamlet of Quina Brook which is less than 3 miles from the North Shropshire market town of Wem offering facilities for daily requirements. The village of Prees which has local shops, Church, doctors surgery, highly regarded primary school and excellent recreational facilities is less than 2 miles away. The market town of Whitchurch is approximately 6 miles away and benefits from a variety of local independent shops, schools, four 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 Shrewsbury, Telford, Chester, Wrexham and Crewe are all within 14 - 26 miles.





DRAWING ROOM
17' 7" x 16' 0" (5.36m x 4.88m)

DINING ROOM
15' 8" x 11' 9" (4.78m x 3.58m)

SITTING ROOM
18' 6" x 11' 4" (5.64m x 3.45m)

GARDEN ROOM
12' 0" x 9' 6" (3.66m x 2.9m)

KITCHEN/BREAKFAST ROOM
15' 9" x 12' 3" (4.8m x 3.73m)

UTILITY ROOM
6' 9" x 6' 6" (2.06m x 1.98m)

SERVERY
6' 6" x 5' 5" (1.98m x 1.65m)

STUDY
6' 6" x 5' 8" (1.98m x 1.73m)

MASTER BEDROOM
16' 0" x 13' 9" (4.88m x 4.19m)

DRESSING AREA
6' 8" x 4' 7" (2.03m x 1.4m)

EN SUITE
8' 7" x 4' 8" (2.62m x 1.42m)

BEDROOM TWO
16' 0" x 12' 1" (4.88m x 3.68m) max

EN SUITE
6' 9" x 5' 7" (2.06m x 1.7m)

BEDROOM THREE
15' 8" x 12' 3" (4.78m x 3.73m)

BEDROOM FOUR
11' 2" x 8' 3" (3.4m x 2.51m)

BEDROOM FIVE
7' 9" x 6' 7" (2.36m x 2.01m)

EN SUITE
7' 5" x 6' 6" (2.26m x 1.98m)

FAMILY BATHROOM
7' 6" x 7' 1" (2.29m x 2.16m)

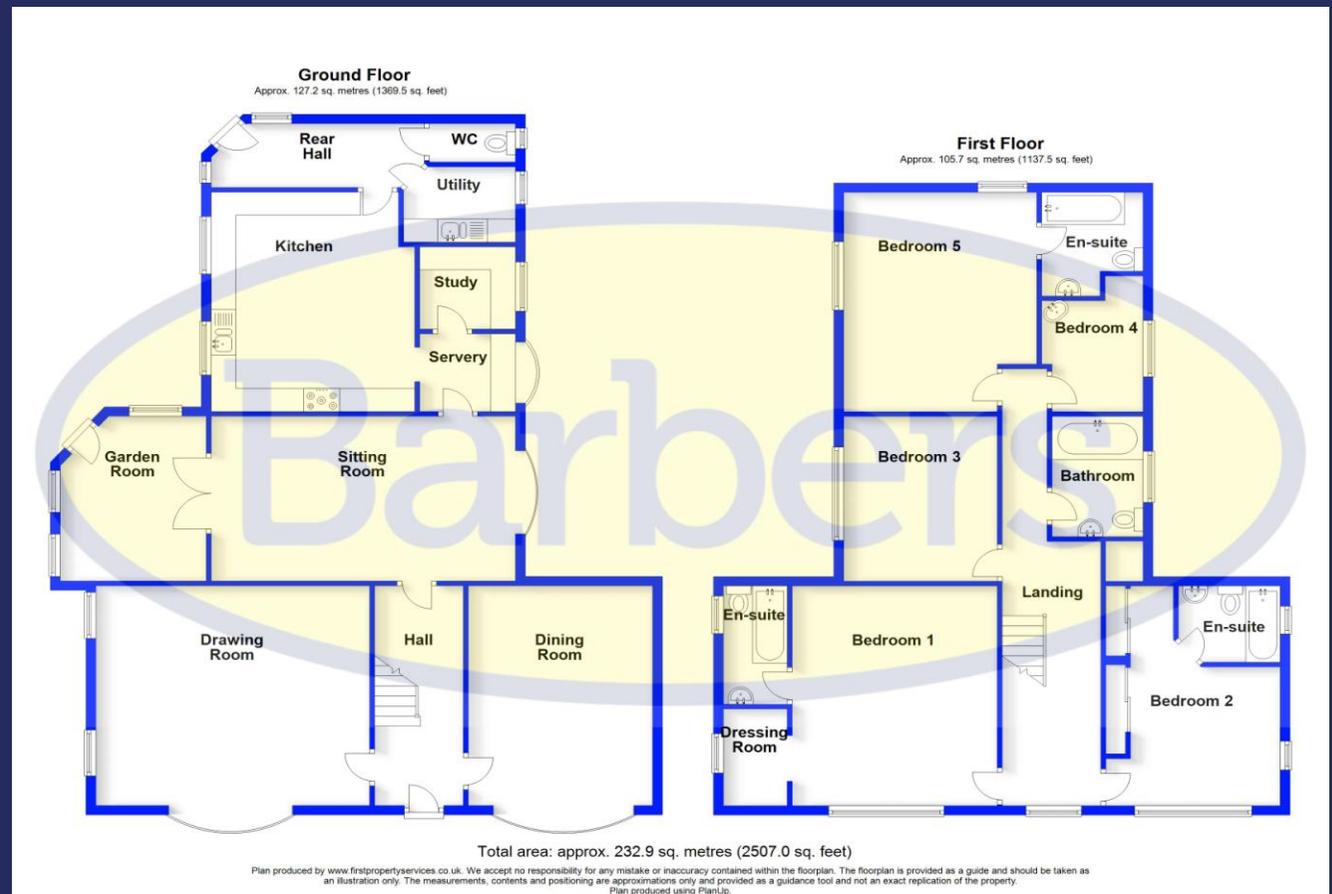
STABLE ONE
15' 6" x 13' 4" (4.72m x 4.06m)

STABLE TWO
15' 6" x 13' 3" (4.72m x 4.04m)

STABLE THREE
15' 6" x 13' 4" (4.72m x 4.06m)

DOUBLE GARAGE
20' 0" x 19' 2" (6.1m x 5.84m)

WORKSHOP/STORE WITH LOFT SPACE ABOVE
20' 4" x 15' 9" (6.2m x 4.8m)



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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.

CLAWBACK

The property will be subject to a development clawback. i.e. should planning permission for a separate residential development be granted within the 1.5 acre paddock within 25 years of completion then the buyer (or their successors in title) will pay the seller (or their successors in title) 25% of any increase in the value of the property attributable to this permission. For avoidance of doubt, this does not limit the use of the extension to the property or utilisation of existing outbuildings for ancillary or incidental use associated with the main dwelling. This will be confirmed by solicitors during pre-contract enquiries.

LOCAL AUTHORITY

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

SERVICES

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

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.

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

HOW TO FIND THIS PROPERTY

From Whitchurch proceed on the B5476 towards Wem upon reaching Quina Brook the property can be found on the left hand side.

ENERGY PERFORMANCE

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

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.

WH30427 220322080622



WHITCHURCH
34 High Street, Whitchurch SY13 1BB | Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

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