



Jesmar, Weston-Under-Redcastle,
Shrewsbury, SY4 5XA

Helping *you* move



Jesmar, Weston-Under-Redcastle, Shrewsbury, SY4 5XA

Offers In Region Of £575,000



A superb three bedroom detached house set on a generous plot, situated in a most sought after area in the picturesque village of Weston-Under-Redcastle, overlooking St Luke's church and close to the renowned Hawkstone Park Golf Course and the historic Hawkstone Follies.

- **Superb Three Bedroom Detached House**
- **Most Sought After Village Location**
- **Fabulous Rear Views Towards the Welsh Hills**
- **Front Views towards St Luke's Church**
- **No Upward Chain**
- **Large Plot with Beautiful Gardens**
- **Spacious Driveway and Double Garage**
- **EPC E, Council Tax Band E**



Jesmar is a superb three bedroom detached house situated in a most sought after area in the picturesque village of Weston-Under-Redcastle, overlooking St Luke's church and close to the renowned Hawkstone Park Golf Course and the historic Hawkstone Follies. It is set on a generous plot extending to approximately half an acre with beautifully maintained gardens and fabulous views towards the Welsh hills. The substantial accommodation includes a spacious Entrance Hall, Cloakroom with WC, spacious Lounge with doors opening into the Conservatory, Dining Room, Kitchen, Utility Room, Three Bedrooms incorporating two doubles and a single and a Family Bathroom. The property is approached over a good size gravel driveway leading to a double attached garage, providing ample parking space for several vehicles. There are impressive gardens to both the front and rear with manicured lawns, paved patio area and well stocked borders and flower beds filled with an abundance of mature shrubs, plants and trees.





LOCATION

The property is set in a conservation area in a sought after location in the picturesque village of Weston Under Redcastle. It is adjacent to the renowned Hawkstone Park Hotel with its two 18 hole golf courses and is close to the famous Hawkstone Follies historic parkland with beautiful walks through stunning landscape The magnificent Hawkstone Hall and Gardens is also nearby. Weston under Redcastle is approximately 13 miles north of the medieval county town of Shrewsbury and approximately 4 – 9 miles from the market towns of Wem, Whitchurch and Market Drayton. The larger villages of Hodnet and Prees are approximately 3 miles. The Potteries ,Telford, Chester and Crewe with road and links are approximately 20 - 30 miles distant.



Barbers

Helping *you* move

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water and electricity 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.

DIRECTIONS

From Whitchurch travel south on the A41 towards Prees Heath, At the roundabout, take the second exit onto the A49 towards Shrewsbury. Proceed for approximately 5.5 miles before turning left signposted Weston Under Redcastle. Continue on into the village, take the right hand turning shortly before the church and the property can be found on the right hand side.

LOCAL AUTHORITY

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

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.

ENERGY PERFORMANCE

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

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

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.

WH32919 170423240723010920210923



LOUNGE

19' 2" x 12' 9" (5.84m x 3.89m)

CONSERVATORY

13' 9" x 12' 0" (4.19m x 3.66m)

KITCHEN

14' 9" x 11' 1" (4.5m x 3.38m)

DINING ROOM

12' 8" x 10' 9" (3.86m x 3.28m)

UTILITY ROOM

8' 0" x 4' 3" (2.44m x 1.3m)

BEDROOM ONE

16' 3" x 13' 1" (4.95m x 3.99m)

BEDROOM TWO

15' 6" x 11' 1" (4.72m x 3.38m)

BEDROOM THREE

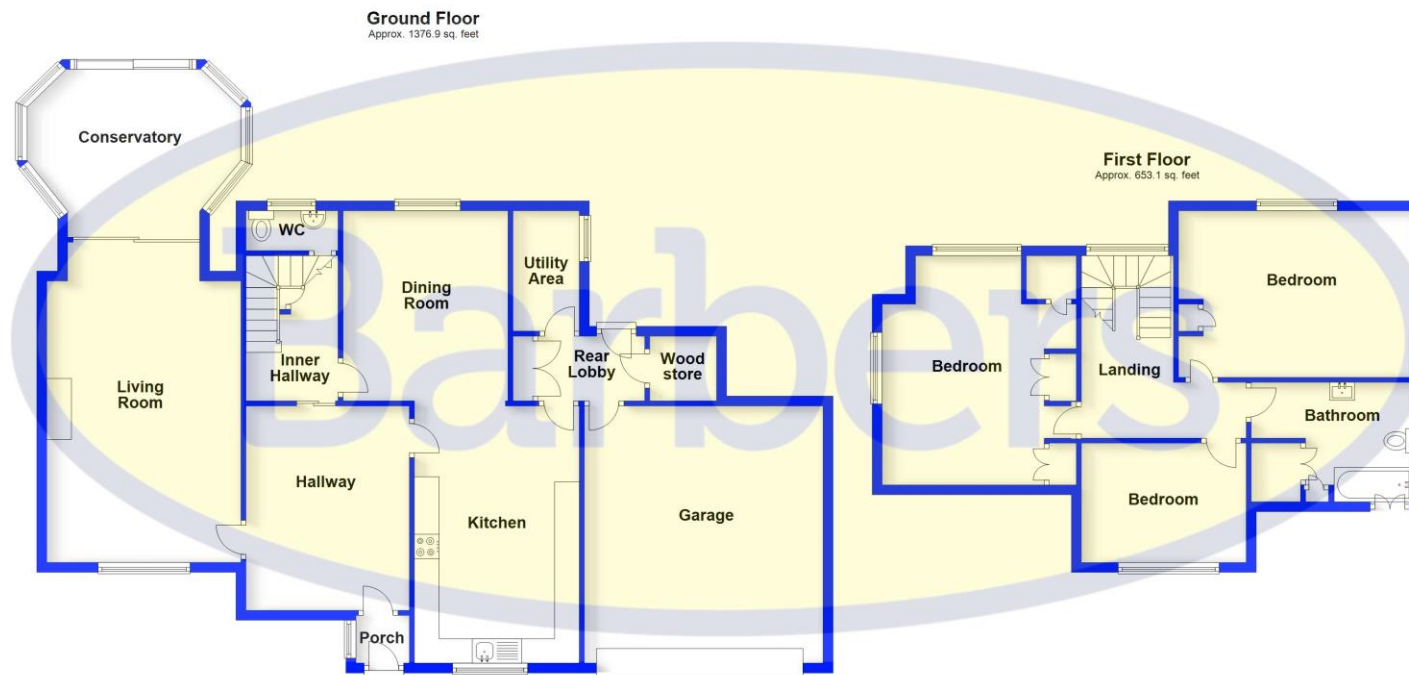
10' 8" x 7' 0" (3.25m x 2.13m)

BATHROOM

10' 8" x 8' 0" (3.25m x 2.44m)

DOUBLE GARAGE

16' 1" x 16' 0" (4.9m x 4.88m)



Total area: approx. 2030.0 sq. feet

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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.



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

MARKET DRAYTON
NEWPORT
SHREWSBURY
WELLINGTON/TELFORD
WHITCHURCH