



Pimhill, Weir Lane, Barkers Green, Wem, SY4 5JL

Helping *you* move



Pimhill, Weir Lane, Barkers Green, Wem, SY4 5JL

Offers In Region Of £495,000



- Grade II listed detached home, over 400 years old
- Peaceful rural location on a no-through road
- Three Bedrooms, Two Bathrooms
- Generous gardens, ample parking, double garage

- Detached 2-storey barn with planning permission
- Planning Number 20/02738/FUL
- Exposed beams and original features throughout
- EPC exempt, Council Tax Band F



Steeped in character and brimming with charm, this Grade II listed three bedroom detached home is over 400 years old and beautifully showcases its heritage with original features including exposed timbers throughout. Nestled on a quiet no-through road, the property offers a peaceful lifestyle surrounded by open countryside, yet is just a short drive-or a scenic countryside walk-from the market town of Wem. Adding to the appeal is a detached two-storey barn, complete with a garage and carport which comes with full planning permission to add a first-floor extension over the garage and create a balcony-offering a fantastic opportunity to develop secondary accommodation for guests or multi-generational living. The main residence effortlessly blends historic character with comfortable rural living, offering a quirky layout full of personality. The accommodation includes an Entrance Porch leading into a welcoming Hallway with wood flooring, a cosy Lounge with log burner, and a separate Snug-ideal for relaxing or working from home. The country-style Kitchen is the heart of the home, complete with doors that open straight onto the garden, perfect for summer living.



The ground floor also features a Double Bedroom, a Family Bathroom, and a separate Shower Room-providing flexibility for guests or single-level living. Upstairs, you'll find Two Further Bedrooms, including the Master Bedroom with an adjoining Dressing Room, offering a lovely sense of space and privacy. Outside, the generous gardens are a true highlight, with a mix of lawn, paved patio area, vegetable patch, greenhouse, mature trees and shrubs, and an attractive pond with large rockery. There are also several timber outbuildings including a summer house, sauna, and an additional shed which would make the perfect home office or studio.

Whether you're looking for a countryside retreat or a unique forever home, this property offers a rare chance to create something truly special in the heart of Shropshire.



Helping *you* move

LOCATION

The property is situated in a peaceful location in the rural area of Barkers Green which is approximately 1 mile from the North Shropshire market town of Wem, 10 miles from the market town of Whitchurch and 14 miles from the county town of Shrewsbury. The city of Chester and the towns of Wrexham and Telford are between 20-30 miles approximately. Both Wem and Whitchurch have railway stations on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The international airports at Manchester, Liverpool and Birmingham are all within approximately 60 miles or less.

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 electricity and water are available. Oil central heating. Private drainage via septic tank. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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

This property is exempt from having an energy performance certificate as it is Grade II Listed.

DIRECTIONS

LOCAL AUTHORITY

Council tax band F. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

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.

WH37755 1741525



LOUNGE

14' 8" x 13' 2" (4.47m x 4.01m) max

SNUG

15' 1" x 8' 9" (4.6m x 2.67m)

KITCHEN

15' 4" x 12' 1" (4.67m x 3.68m)

BEDROOM THREE

13' 9" x 9' 4" (4.19m x 2.84m)

BEDROOM ONE

13' 8" x 11' 2" (4.17m x 3.4m)

DRESSING ROOM

12' 2" x 7' 6" (3.71m x 2.29m)

BEDROOM TWO

14' 3" x 10' 0" (4.34m x 3.05m)

GARAGE

19' 9" x 15' 9" (6.02m x 4.8m)

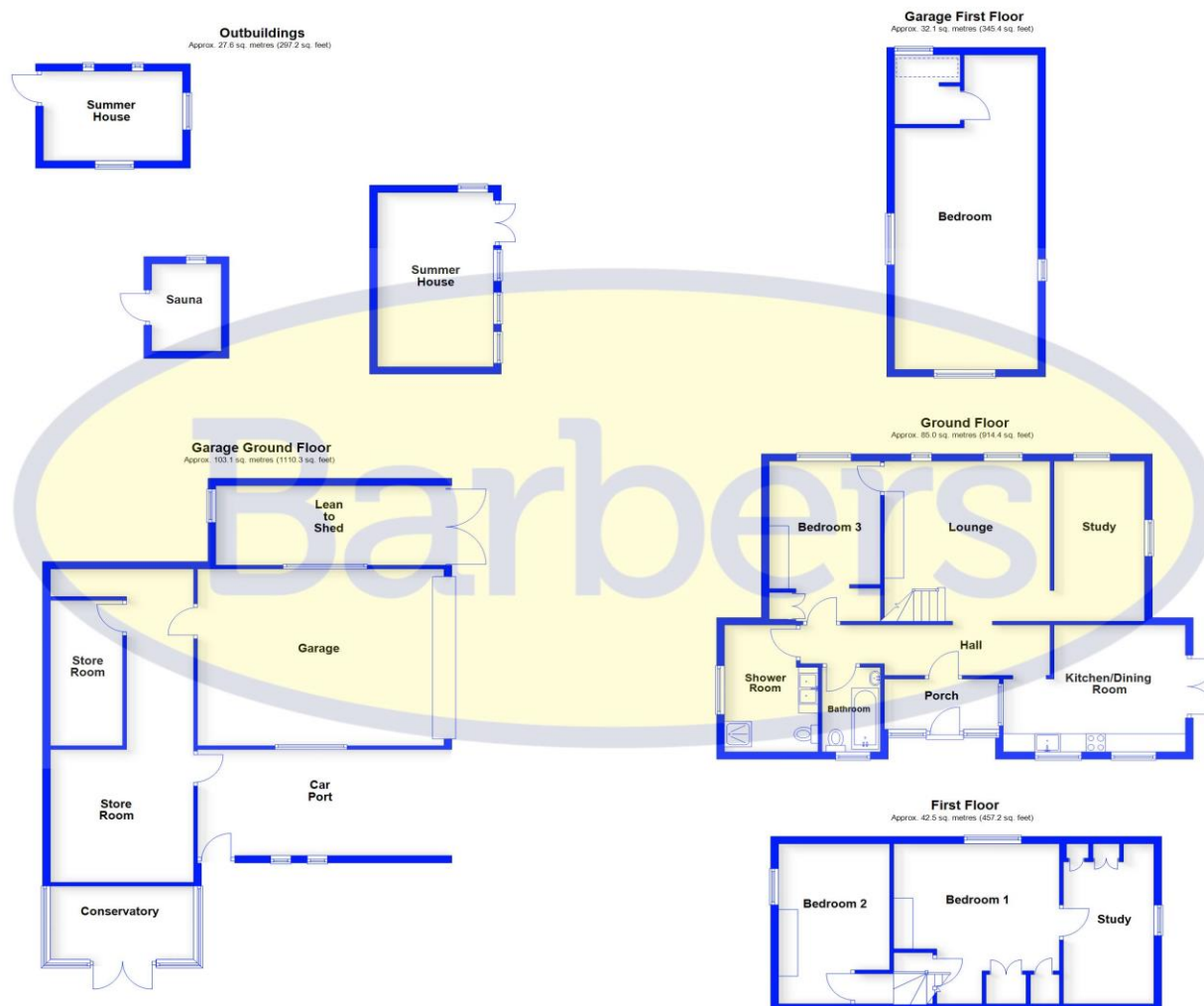
DETACHED OUTBUILDING:

GROUND FLOOR

28' 3" x 12' 0" (8.61m x 3.66m) max

FIRST FLOOR

22' 0" x 12' 0" (6.71m x 3.66m)



Total area: approx. 290.3 sq. metres (3124.5 sq. feet)



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