



Wetreins Cottage, Wetreins Lane, Tilston, SY14 7JD

Helping *you* move







Set in a peaceful stretch of the Cheshire countryside, this characterful cottage offers generous and flexible accommodation with a spacious kitchen, inviting lounge, versatile reception room, three bedrooms, large garden, extensive outbuildings, off-road parking and superb potential for modernisation, making it a rare no-chain opportunity to create a personalised home in a sought-after rural setting.

- Detached Characterful Cottage-Ideal For Cash Buyers
- Modernisation Needed Throughout
- Three Bedrooms With Built In Storage
- Good Sized Lounge With a Log Burner

- Dining Room/Study Room
- Plenty Of Outdoor Storage, Lovely Spacious Garden
- Offered With No Upward Chain
- EPC tbc, Council Tax Band D





Set in a truly peaceful location in the Cheshire countryside, this charming cottage offers generous accommodation, character features and excellent potential for modernisation. The property provides flexible living space, a large garden and extensive outbuildings, making it an ideal opportunity for those looking to create a home tailored to their own style. On entering, you are welcomed into a good-sized kitchen fitted with a functional range cooker, with scope for updating to suit modern tastes. Leading from the kitchen is a spacious lounge featuring exposed beams and a fireplace with a log burner, creating a warm and inviting focal point. A further reception room offers valuable versatility and could serve as a dining room, study, hobby room or even an additional ground-floor bedroom, depending on requirements. To the first floor are three well-proportioned bedrooms, each benefiting from built-in storage. An







upstairs shower room completes the accommodation. The property would benefit from updating throughout, presenting an excellent opportunity for refurbishment and personalisation. Externally, the cottage enjoys a large garden and an impressive range of outbuildings, including two garages, providing ample storage or workshop space. There is also off-road parking. Offered with no upward chain, this is a rare chance to acquire a character property with superb potential in a sought-after rural setting.



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## LOCATION

Situated in the popular South Cheshire village of Tilston which benefits from having village shop, a public house and primary school. The busy village of Malpas is just three miles away, which enjoys the benefits of several highly regarded schools, restaurants and pubs, and a selection of shops. Carden Park Hotel, Golf Resort and Spa is located just over two miles away. The market town of Whitchurch is just 8 miles away and is a busy historical town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The larger centre of Wrexham is also just a 15 minute drive approximately. Tilston is also on the bus route between Whitchurch and Chester.

## 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. Private drainage which the seller informs us requires upgrading to meet current regulations. Oil Fired Heating. The seller has informed us that the oil tank does not meet current regulations. 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.

## DIRECTIONS

From Whitchurch travel into Malpas village and continue along the Malpas Road through Tilston, continue on until you reach a left hand turn for Wetreins Lane. The property can be found shortly after on your right hand side.

## LOCAL AUTHORITY

Council Tax Band D. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

## VIEWING

Please ring us on 01948 667 272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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### KITCHEN

18' 7" x 10' (5.66m x 3.05m)

### LOUNGE

17' 8" x 13' 3" (5.38m x 4.04m)

### DINING ROOM/STUDY

12' 6" x 10' 1" (3.81m x 3.07m)

### BEDROOM ONE

13' 8" x 9' 4" (4.17m x 2.84m)

### BEDROOM TWO

13' 1" x 8' 3" (3.99m x 2.51m)

### BEDROOM THREE

10' 1" x 9' 2" (3.07m x 2.79m)

### GARAGE

20' 3" x 17' 8" (6.17m x 5.38m)

### REAR GARAGE

20' 3" x 11' 8" (6.17m x 3.56m)

### OUTBUILDING

34' 7" x 20' 6" (10.54m x 6.25m)

### SPACE FOR FLOOR PLAN

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



#### WHITCHURCH

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[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

#### MARKET DRAYTON

NEWPORT

SHREWSBURY

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WHITCHURCH