



Oakview Barn, Whixall, SY13 2RR

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- Superb Detached Barn Conversion
- Three Bedrooms
- Idyllic Rural Location
- Large Plot Approximately 1.2 Acres

- Generous Driveway with parking for multiple vehicles
- Detached Double Garage
- Great Size Accommodation
- EPC C, Council Tax Band E





Oakview Barn is a fabulous three bedroom detached barn conversion situated in an idyllic rural location in the heart of the North Shropshire countryside, occupying a generous plot of approximately 1.2 acres including substantial gardens, large driveway and detached double garage. With countryside walks on your doorstep, it has been beautifully converted and extended by the current owner to provide a wonderfully spacious home that is finished to a high standard with features including oak doors throughout, oak staircase and underfloor heating

It offers great size accommodation comprising large Lounge with multi-fuel burner and exposed beams, superb open plan Kitchen/Diner, useful Utility Room, Cloakroom with WC, impressive Garden Room with French doors opening onto the rear garden, Three Bedrooms including the Master Bedroom with En Suite Shower Room and a modern Family Bathroom completes the accommodation.





Externally, the property is approached through a timber five bar gate onto a large gravel driveway providing ample parking space for several vehicles and there is also a double detached garage with a covered entertaining space incorporated. The attractive gardens include a substantial lawned area extending to a meadow along with paved and decked areas and neat borders filled with a variety of shrubs and plants.

Oakview Barn is a truly beautiful property and viewings are highly recommended to fully appreciate the quality, size and scope of this wonderful family home.



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## LOCATION

The property is set in an idyllic rural location in the village of Whixall which has a renowned nursery and primary school. It is approximately 5 miles from the market towns of Whitchurch and Wem, both offering a variety of local independent shops, schools, supermarkets and other major retailers. 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 Shrewsbury, Telford, Wrexham, Chester and Crewe are all within approximately 14 to 26 miles.

## 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 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 proceed on the B5476 towards Wem. Proceed through the village of Tilstock, continue on into Coton and after passing the Bull & Dog Inn take the next right turn into Post Office Lane. Proceed and continue past the Bowling Green & Social Centre, at the T-Junction for Rack Lane turn right and the property can be found after a short distance on the right hand side.

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

## LOCAL AUTHORITY

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

## VIEWING

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

WH32308 020524



## LOUNGE

24' 5" x 14' 6" (7.44m x 4.42m)

## KITCHEN/DINER

18' 3" x 15' 5" (5.56m x 4.7m)

## UTILITY ROOM

14' 8" x 10' 2" (4.47m x 3.1m)

## GARDEN ROOM

13' 8" x 13' 2" (4.17m x 4.01m)

## BEDROOM ONE

18' 9" x 14' 7" (5.72m x 4.44m) max

## EN SUITE

10' 1" x 5' 5" (3.07m x 1.65m)

## BEDROOM TWO

14' 7" x 9' 1" (4.44m x 2.77m) max

## BEDROOM THREE

11' 1" x 5' 5" (3.38m x 1.65m)

## FAMILY BATHROOM

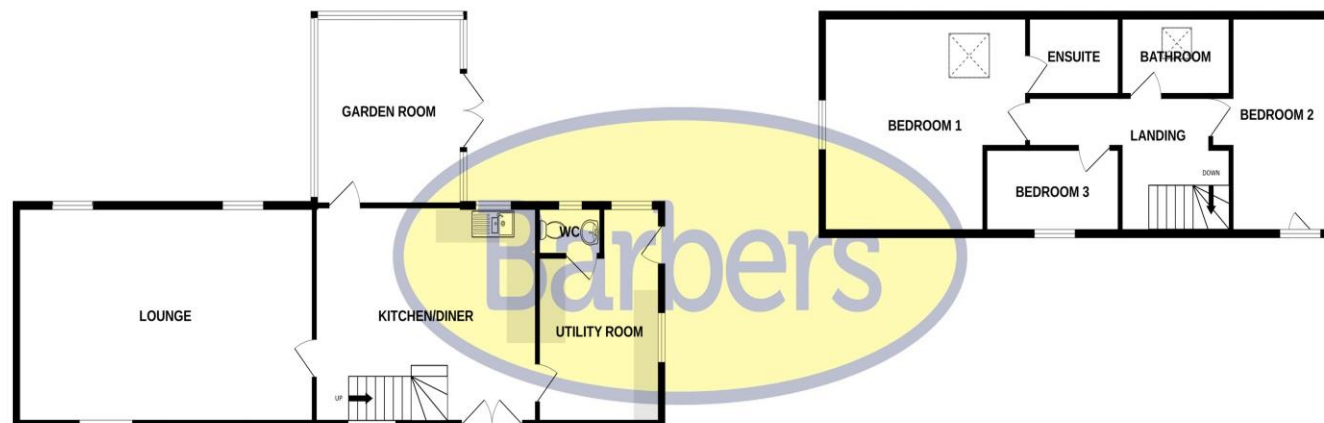
8' 9" x 5' 5" (2.67m x 1.65m)

## DOUBLE GARAGE

19' 4" x 18' 4" (5.89m x 5.59m)

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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WHITCHURCH  
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