



The Chestnuts, Coton, SY13 2RA

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Offers In Region Of £800,000



- **Four Bedroom Detached Bungalow**
- **With Attached One Bedroom Annexe**
- **Excellent Equestrian Facilities**
- **Large Plot Approximately 5.25 Acres**

- **Range of Outbuildings and Stabling**
- **Generous Driveway and Triple Garage**
- **Fabulous Rural Location with Countryside Views**
- **EPC D, Council Tax Band F**



A fantastic opportunity to acquire a spacious four bedroom detached bungalow that has been extended to include an attached one bedroom annexe, making it ideal for two generations looking to live together. Situated in the popular rural location of Coton with fabulous countryside views towards Hawkstone Hall and The Long Mynd and an abundance of nearby bridleways and quiet country lanes, this wonderful family home stands in grounds extending to approximately 5.25 acres in total with an excellent range of equestrian facilities including stable block with 3 large loose boxes, 2 tack rooms and a wash box, large multi-use barn with two store areas, additional storage shed, paddocks and manege with silica sand and rubber surface. There is also ample off road parking as well as a detached triple garage with workshop/storage area.

This wonderful home provides flexible and versatile accommodation comprising a light and airy Entrance Hall, generous Lounge, lovely open plan Kitchen/Diner, Utility Room, Cloakroom with WC, Four Double Bedrooms and Family Bathroom. The annexe accommodation includes a Lounge/Kitchen, Conservatory, Bedroom and En Suite Shower Room. Outside, the property is approached over a large brick paved driveway and there is also a separate vehicular access leading to the equestrian facilities with plenty of parking for horse boxes and vehicles. To the front is a beautifully maintained garden with a wide variety of established shrubs, plants and trees and there is also a great size lawned garden to the rear with pathway leading to a large natural pond with waterfall feature, surrounded by plants and trees.



LOCATION

Situated in the rural hamlet of Coton with the local Bull and Dog pub/restaurant just a short stroll away which offers home cooked food and ale. The village of Prees is approximately 2 miles away which benefits from a convenience store/post office, newsagents, doctors surgery, hairdressers, recreational facilities, train station and a highly regarded primary school. Approximately 4 miles away is the North Shropshire market town of Whitchurch 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 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 5-26 miles



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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 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. 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 proceed on the B5476 towards Wem, travel through Tilstock village, follow the road into Coton and the property can be found on the left hand side shortly before The Bull and Dog pub.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE

EPC D. 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.

AGENTS NOTE

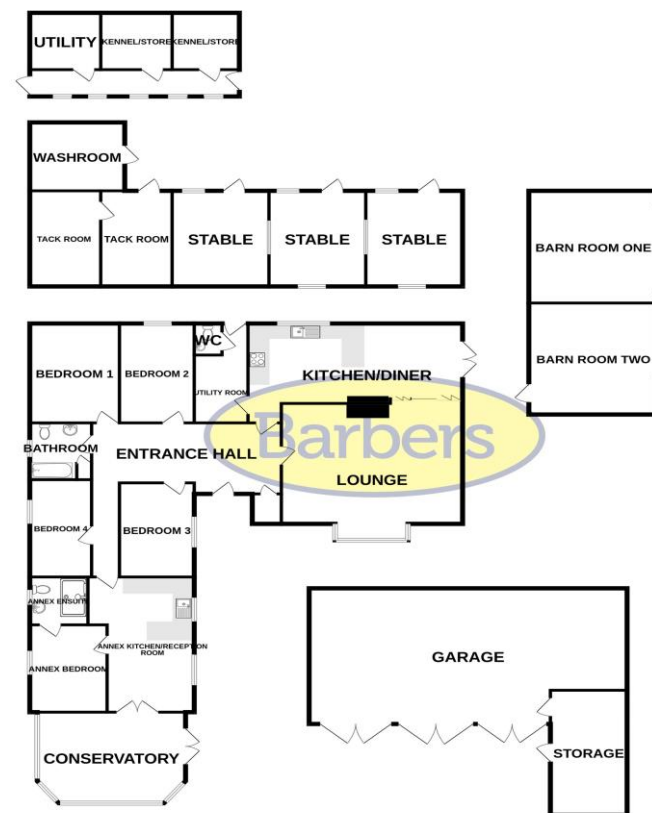
Please note there is a public footpath which runs along the northern boundary of the property. This will be confirmed by solicitors during the pre-contract enquiries.

WH35636 090524



LOUNGE 21' 2" x 17' 0" (6.45m x 5.18m)	STABLE ONE 13' 4" x 11' 4" (4.06m x 3.45m)
KITCHEN/DINER 25' 2" x 10' 0" (7.67m x 3.05m)	STABLE TWO 13' 3" x 11' 6" (4.04m x 3.51m)
BEDROOM ONE 14' 0" x 10' 5" (4.27m x 3.18m)	STABLE THREE 13' 3" x 11' 6" (4.04m x 3.51m)
BEDROOM TWO 13' 9" x 8' 2" (4.19m x 2.49m)	TACK ROOM ONE 13' 4" x 8' 5" (4.06m x 2.57m)
BEDROOM THREE 13' 2" x 8' 8" (4.01m x 2.64m)	TACK ROOM TWO 13' 3" x 8' 4" (4.04m x 2.54m)
BEDROOM FOUR 13' 7" x 7' 0" (4.14m x 2.13m)	WASH ROOM 11' 6" x 9' 5" (3.51m x 2.87m)
ANNEXE:	TIMBER OUTBUILDING/STORE 24' 8" x 11' 7" (7.52m x 3.53m) max
LOUNGE/KITCHEN 18' 8" x 13' 1" (5.69m x 3.99m) max	TRIPLE GARAGE 28' 2" x 15' 6" (8.59m x 4.72m) excluding storage area
BEDROOM 13' 5" x 9' 2" (4.09m x 2.79m)	
CONSERVATORY 17' 6" x 12' 2" (5.33m x 3.71m)	

GROUND 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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