



Wren's Nest, Church Lane, Ash Magna, SY13 4EA

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**Offers In Region Of £700,000**



A charming four bedroom detached period property offering a wealth of character and nestled on the rural edge of the popular village of Ash Magna with wonderful views over the surrounding countryside. With spacious gardens and separate paddock measuring just under an acre.

- Charming Four Bedroom Detached Period Property
- Dating back to the 1600's
- Full of Character with exposed beams throughout
- Rural Edge of Village Location with countryside views
- No Upward Chain
- Beautifully Maintained Gardens and Separate Paddock
- Driveway and Single Garage
- EPC E, Council Tax Band F



Dating back to the 1600s, this charming four bedroom detached period property offers a wealth of character, showcasing stunning exposed beams throughout. Nestled on the rural edge of popular village of Ash Magna, the property enjoys peaceful surroundings with wonderful views over the surrounding countryside and towards the local church. Despite its tranquil location, Ash Magna village is just a short distance away, offering a renowned local inn, village hall, church, tennis court, and bowling green for added convenience and community spirit.

Offered for sale with no upward chain, the property boasts spacious accommodation, including a welcoming Entrance Porch, a cosy Lounge with a log burner set in a brick inglenook fireplace and part of the original bread oven adding to the home's historic charm. There is also a separate Dining Room and the fabulous Garden Room is a standout feature, offering lovely views over the fields and two sets of French doors leading onto the rear gardens-ideal for enjoying the outdoors. The country-style Kitchen/Breakfast room, Utility Room, and Cloakroom with WC complete the ground floor living space. Upstairs, the first floor offers four well-sized bedrooms and two bathrooms, one of which can also be accessed from one of the bedrooms, providing added flexibility.



The beautifully maintained gardens are an absolute standout feature of this home. The property is approached by a long in-and-out driveway, leading to a single garage, providing plenty of parking space for several vehicles. The beautifully landscaped gardens feature a tranquil pond and a larger pond at the rear, attracting an abundance of wildlife. Well-maintained lawns with a variety of mature shrubs, plants, and trees- including fruit trees such as cherry, apple, plum, walnut, and damson- create a truly idyllic outdoor space. There is also a vegetable patch, a pergola with a grapevine, two greenhouses, and a large metal shed. For those who love to entertain outdoors or simply enjoy the beauty of nature, the rear gardens provide plenty of space, with separate vehicular access to the spacious lawned areas. There is also a separate paddock measuring approximately one acre.

This exceptional home combines period charm with modern comfort in a sought-after edge of village location and viewing is highly recommended to fully appreciate everything it has to offer.



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#### LOCATION

The property is situated in the village of Ash Magna with a local inn, village hall, church, tennis court and bowling green. The historic North Shropshire market town of Whitchurch is approximately 2 miles away and benefits from a variety of local independent shops, schools, four large 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. From Whitchurch the larger centres of Shrewsbury, Chester, Crewe, Wrexham and Telford are between 16 to 22 miles approximately.

#### 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. The property also benefits from solar panels. 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/>

#### DIRECTIONS

From Whitchurch proceed towards Nantwich on the B5398, at the roundabout take the second exit onto the A525, at the next roundabout take first exit onto Ash Road, continue for approximately one and half miles. After entering the village take a left into Church Lane (White Lion Pub is located immediately on your left), continue on and the property can be found after approximately half a mile on the right hand side immediately after the village Church.

#### 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

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

#### 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](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.

#### AGENTS NOTE

We are advised that there is an agreement in place for Manweb to be able to access an electric pole which is located on the land at Wren's Nest. This will be confirmed by solicitors during the pre-contract enquiries.

WH36706 160125



LOUNGE  
17' 6" x 13' 3" (5.33m x 4.04m)

DINING ROOM  
17' 3" x 10' 8" (5.26m x 3.25m)

GARDEN ROOM  
18' 5" x 10' 5" (5.61m x 3.18m)

KITCHEN/BREAKFAST ROOM  
24' 1" x 8' 2" (7.34m x 2.49m)

UTILITY ROOM  
11' 2" x 5' 9" (3.4m x 1.75m)

BEDROOM ONE  
15' 6" x 13' 1" (4.72m x 3.99m)

BEDROOM TWO  
13' 5" x 11' 1" (4.09m x 3.38m)

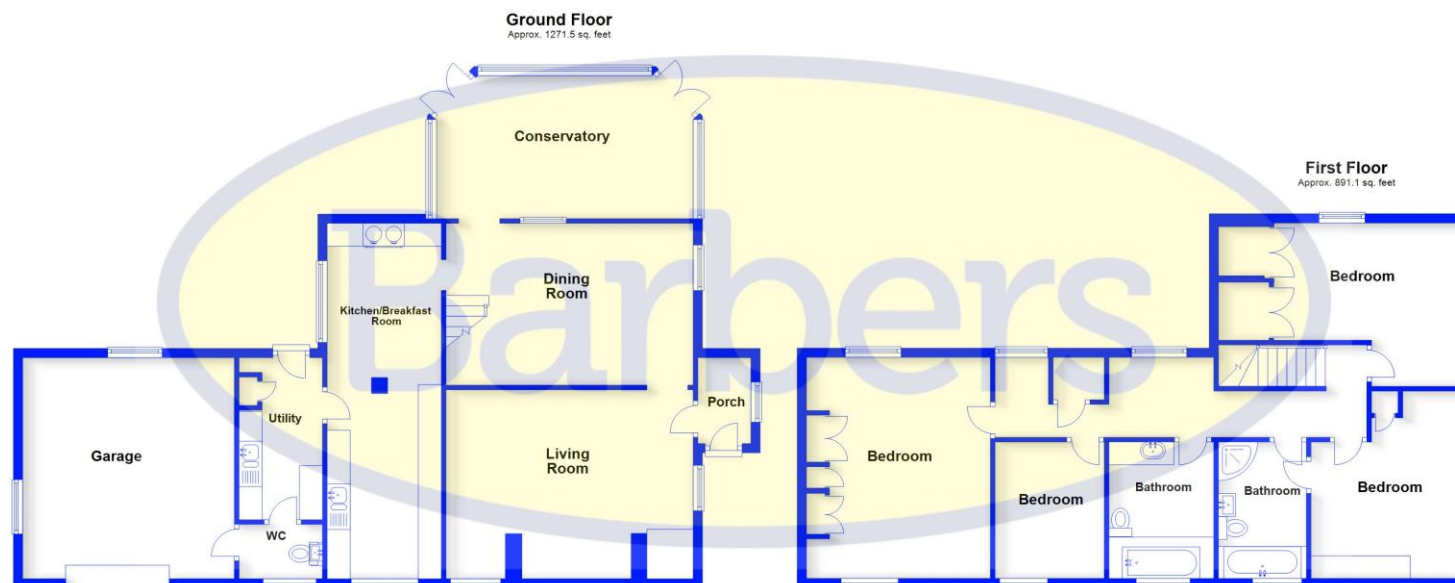
BEDROOM THREE  
9' 8" x 7' 8" (2.95m x 2.34m)

BEDROOM FOUR  
13' 5" x 10' 9" (4.09m x 3.28m)

BATHROOM/EN SUITE  
10' 0" x 6' 3" (3.05m x 1.91m)

FAMILY BATHROOM  
10' 1" x 7' 5" (3.07m x 2.26m)

GARAGE  
15' 7" x 15' 2" (4.75m x 4.62m)



Total area: approx. 2162.6 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](mailto:whitchurch@barbers-online.co.uk)  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

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