



Plas Ceiriog, Tarpoley Road, Whitchurch, SY13 1LR

Helping *you* move



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Offers In Region Of £485,000



- Substantial Detached House with Far Reaching Views
- Four Bedrooms, Three Reception Rooms
- Sought After Area of Whitchurch
- Within Walking Distance of Town Centre and Local Schools

- Driveway and Detached Double Garage
- Master En Suite and Family Bathroom
- No Upward Chain
- EPC D, Council Tax Band F



Offered for sale with no upward chain, this substantial four bedroom detached house is situated in a highly sought-after area of Whitchurch and is conveniently located within easy walking distance of the town centre. Boasting stunning views over the surrounding countryside and towards Hill Valley Golf Course, the property is perfect for those looking for a great size family home in a desirable location.

Upon entering, you are greeted by a Reception Hall that leads into a large Lounge with doors that open into a Conservatory which provides fantastic views over the surrounding fields. There is also a separate Dining Room, useful Study, generously sized Kitchen/Breakfast Room, Utility Room and a Cloakroom with WC for added convenience. The first floor landing features an attractive arched window and the large Master Bedroom includes an En-Suite Bathroom, providing a private retreat. Three additional bedrooms offer flexible accommodation for family members or guests, while the Family Bathroom completes this floor.

Outside, the property benefits from a large driveway leading to a detached double garage, providing ample parking and storage space. There is a raised lawn to the front of the property and to the rear is a patio area ideal for enjoying the scenic views, with steps descending to a well-maintained lawned area.



LOCATION

Situated in the historic 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 nearby which offers great recreational facilities. 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 Chester, Shrewsbury, Telford, Wrexham and Crewe are all within approximately 16 to 22 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, gas and water are available. 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/>

DIRECTIONS

From our office proceed up High Street onto Church Street and take the second exit on the roundabout onto Bargates. At the next roundabout take the first exit and the second exit at the next roundabout on to Tarporley Road. The property can be found after a short distance on the right hand side.

LOCAL AUTHORITY

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

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

VIEWING

Please ring us on 01948 667 272 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.

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LOUNGE
20' 9" x 14' 8" (6.32m x 4.47m)

CONSERVATORY
14' 3" x 9' 3" (4.34m x 2.82m)

DINING ROOM
14' 2" x 10' 5" (4.32m x 3.18m)

STUDY
11' 2" x 7' 7" (3.4m x 2.31m)

KITCHEN
14' 3" x 10' 4" (4.34m x 3.15m)

UTILITY ROOM
10' 6" x 6' 4" (3.2m x 1.93m)

MASTER BEDROOM
17' 5" x 10' 7" (5.31m x 3.23m)

EN SUITE
10' 7" x 5' 7" (3.23m x 1.7m)

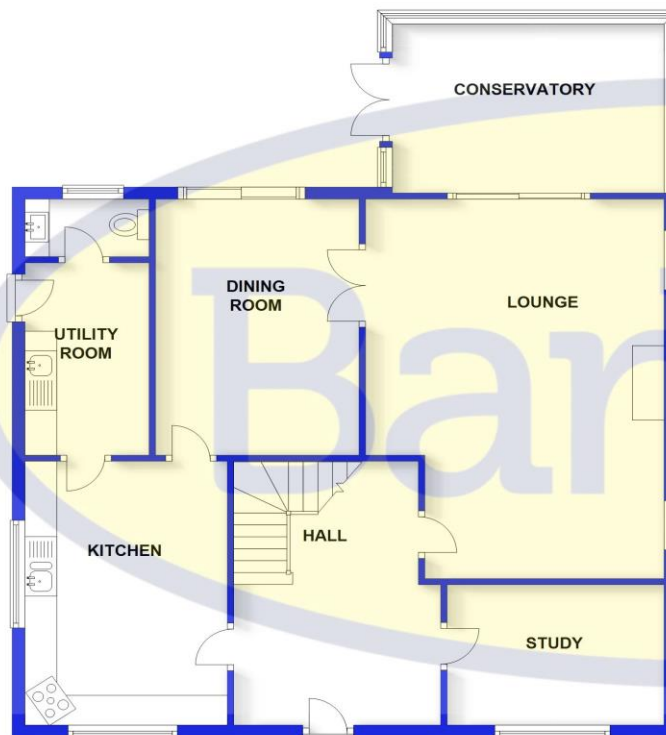
BEDROOM TWO
11' 4" x 11' 2" (3.45m x 3.4m)

BEDROOM THREE
12' 5" x 10' 5" (3.78m x 3.18m)

BEDROOM FOUR
14' 3" x 6' 4" (4.34m x 1.93m)

FAMILY BATHROOM
10' 6" x 8' 4" (3.2m x 2.54m)

GROUND FLOOR
APPROX. 101.4 SQ. METRES (1091.1 SQ. FEET)



FIRST FLOOR
APPROX. 85.2 SQ. METRES (916.9 SQ. FEET)



TOTAL AREA: APPROX. 186.6 SQ. METRES (2008.0 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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.

plan



WHITCHURCH
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