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Helping *you* move









The Round House, Tilstock, SY13 3NR

Offers in the Region of

£250,000

A charming and truly unique three-bedroom village home with rustic character, featuring exposed beams, log burners, a mature garden, and a spacious principal bedroom with garden views.

you

Overview

- Characterful Three Bedroom House
- With an abundance of original features
- Beautifully Established Rear Gardens
- Two Inviting Reception Rooms with log burners
- Bright and Airy Kitchen
- Spacious Master Bedroom
- Popular village location
- Ground Floor Bathroom
- Useful Brick Out-House
- EPC G
- Council Tax Band C



This unique three bedroom house in the popular village of Tilstock offers a perfect blend of rustic elegance and timeless character. Dating back over 200 years, it was originally a toll house and has an abundance of period features including exposed beams and latch doors throughout that add warmth and a sense of history, enhancing its authentic character. Step inside to discover a warm and welcoming ground floor with both the sitting room and dining room featuring a cosy log burner, creating inviting spaces for entertaining guests or quiet evenings. The kitchen is bright and airy, with plenty of natural light and a stable door that opens directly onto a beautifully maintained well established garden, perfect for summer mornings or al fresco dining. A ground floor bathroom completes this level offering a full-size bath with shower over. On the upper level there are three bedrooms, each offering its own unique charm. The standout master bedroom boasts three built-in wardrobes, providing ample storage with a view over the beautiful rear garden. Two further bedrooms offer flexible living-perfect for guests or as a home office.

The garden is a true highlight of the property, it enjoys an abundance of natural light and a delightful sense of privacy. Thoughtfully landscaped with mature planting and colourful borders, it offers a peaceful outdoor retreat with plenty of space for relaxation or entertaining. In addition, a brick outbuilding provides excellent storage, ideal for garden tools, bicycles, or seasonal items. This charming and versatile space enhances the home's appeal, making the garden as practical as it is picturesque.

Location:

The village of Tilstock has a local inn, Church, Nursery & Primary School, Village Hall, Park and Bowling Club. The busy market town of Whitchurch is less than 3 miles away 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 town of Wem is also about 6 miles away offering further facilities for daily requirements. 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 the Pre- Contract Enquiries. Vacant possession upon completion.

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

SERVICES
We are advised that mains electricity, water and drainage are available. LPG heating. 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/









VIEWING
By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS
From Whitchurch town centre, head south on the B5476 towards Tilstock.Continue straight for approximately 2 miles, passing through the village of Tilstock. 34 Tilstock Lane will be on your left-hand side, just beyond the village centre.

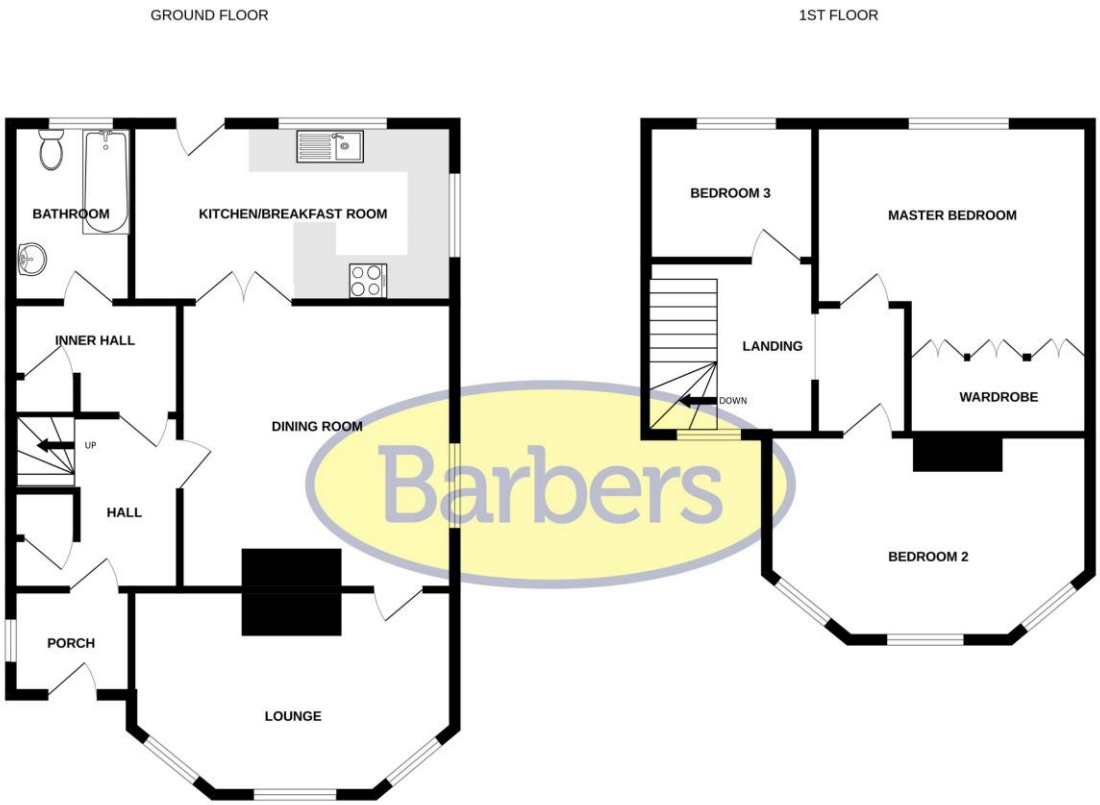
PROPERTY INFORMATION
We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

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

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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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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DINING ROOM
14' 1" x 15' (4.29m x 4.57m)

LOUNGE
16' 5" x 10' 6" (5m x 3.2m)

KITCHEN
16' 7" x 9' 2" (5.05m x 2.79m)

BATHROOM
9' 1" x 5' 3" (2.77m x 1.6m)

MASTER BEDROOM
14' 1" x 11' 7" (4.29m x 3.53m)

BEDROOM TWO
16' 5" x 10' 6" (5m x 3.2m)

BEDROOM THREE
7' 7" x 8' (2.31m x 2.44m)

OUT HOUSE
24' 2" x 6' 1" (7.37m x 1.85m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.
Get in touch today! Tel: 01948 667272

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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 purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to but, please contact us before viewing the property.