



Helping *you* move



The Rowans, Church Street, Ightfield, SY13 4NT

A spacious four-bedroom detached home in peaceful Ightfield, with stunning countryside views, mature gardens, conservatory, en-suite principal bedroom, garage and driveway. Offering generous living space and exciting scope to modernise and create your ideal home.

Offers in the Region of
£425,000

The Rowans, Church Street, Ightfield, SY13 4NT

Overview

- Four-bed detached home situated in the peaceful village of Ightfield
- Beautiful open countryside views from several rooms
- Four well-proportioned double bedrooms
- Established and mature gardens offering a peaceful outdoor space
- Garage providing excellent storage
- Driveway parking
- Convenient downstairs WC and utility area
- Council tax band E
- EPC E
- Freehold



Brief Description

Situated in the peaceful village of Ightfield, this attractive four-bedroom detached home offers generous and versatile living space, well-established gardens and a pleasant rural outlook.

The property features four well-proportioned double bedrooms, including a principal bedroom with en-suite facilities, together with a separate family bathroom serving the remaining bedrooms. To the ground floor, there is a spacious lounge, with a bright conservatory providing a light-filled additional reception space and an attractive outlook across the surrounding countryside. The good-sized kitchen provides a practical and well-positioned space, while a separate utility area and downstairs WC enhance the functionality of the ground-floor layout.

Offering scope for some updating, the property provides an excellent opportunity for a new owner to put their own stamp on the home and create a space suited to their individual taste and requirements.

Outside, the property enjoys an established and mature garden, providing a peaceful space for relaxing and entertaining. A garage and driveway offer excellent off-road parking and additional storage.

Location

Ightfield is a popular village situated approximately four miles from the busy 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 Nantwich, Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



Your Local Property Experts

01948 667272



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

SERVICES

We are advised that mains electricity, water and drainage are available. Oil central 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 proceed along Station Road towards Nantwich at the roundabout turn right onto the bypass, at the next roundabout turn left sign posted Ash and Ightfield. Upon entering Ightfield take left by War Memorial and then turn left into Church Street and The Rowans will be found on the left-hand side set back slightly before the right-hand bend.

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

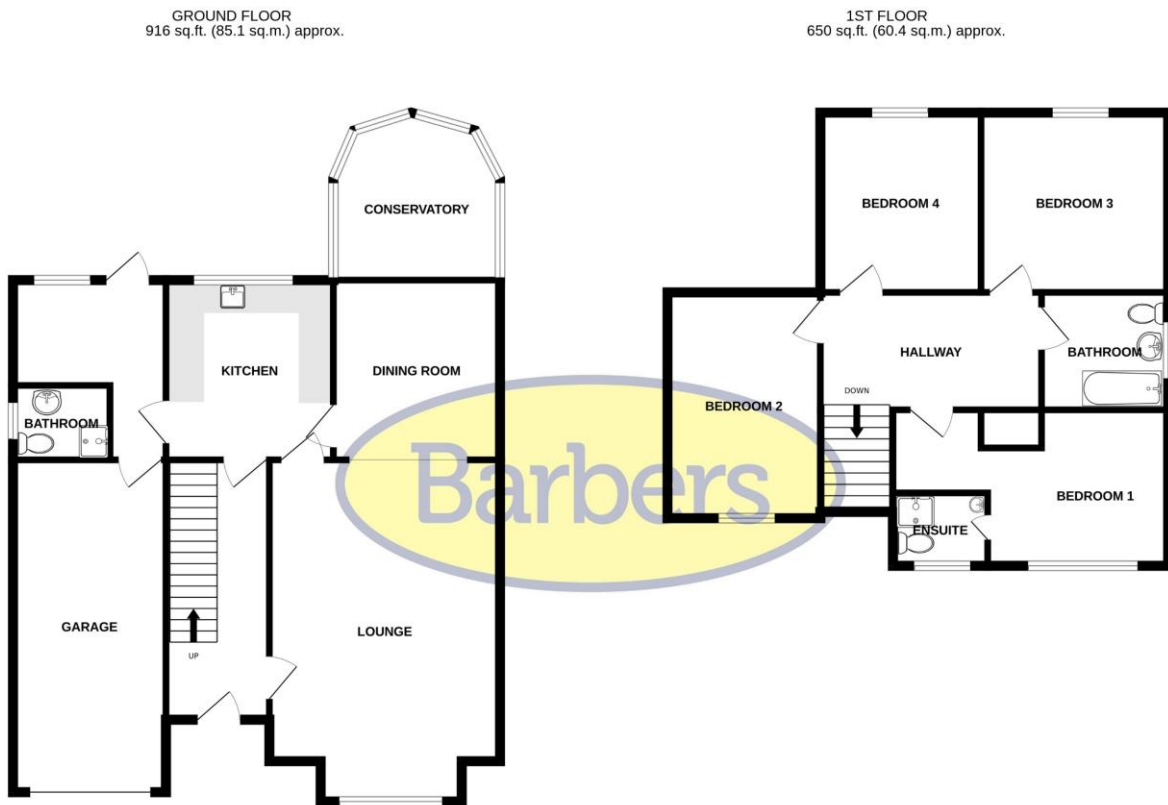
METHOD OF SALE

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.

WH40732 180926



TOTAL FLOOR AREA: 1565 sq.ft. (145.4 sq.m.) approx.

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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LOUNGE

17' 04" x 13' 36" (5.28m x 4.88m)

KITCHEN

10' 7" x 10' 05" (3.23m x 3.18m)

DINING ROOM

10' 7" x 9' 9" (3.23m x 2.97m)

CONSERVATORY

10' 48" x 9' 35" (4.27m x 3.63m)

UTILITY ROOM

11' 10" x 9' 01" (3.61m x 2.77m)

GARAGE

19' 68" x 9' 14" (7.52m x 3.1m)

BEDROOM ONE

16' 86" x 9' 25" (7.06m x 3.38m)

BEDROOM TWO

16' 86" x 9' 25" (7.06m x 3.38m)

BEDROOM THREE

13' 63" x 9' 07" (5.56m x 2.92m)

BEDROOM FOUR

8' 99" x 10' 76" (4.95m x 4.98m)

BATHROOM

7' 48" x 7' 42" (3.35m x 3.2m)

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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Email: whitchurch@barbers-online.co.uk



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 buy, please contact us before viewing the property.