



Guide Price - £470,000

Roger Parry & Partners

The Gables

Ightfield - Whitchurch - Shropshire - SY13 4NU

THE GABLES

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An imposing Grade II listed traditional farmhouse dating from 1535 with later additions requiring modernisation. 'The Gables' is situated in a wonderful setting at the edge of the desirable village of Ightfield with views over the Shropshire countryside.

The property benefits from four double bedrooms (and a fifth requiring renovation works), a substantial garden and a large traditional, two storey out-building.

This is rare opportunity to live in a truly historic and traditional family house, full of character and charm.



OUT BUILDING

Adjacent to the house and set in a courtyard is a substantial, two storey brick out-building to approximately 1,600ft².

The building has a covenant on it preventing residential development.

The building has potential for garages or storage.



GARDEN

The property benefits from a large and private garden.

There are garden sheds and also an outside WC.

The garden comprises predominantly a large lawn with mature trees and surrounding borders.

ACCOMMODATION

Ground Floor:

- Living Room
- Dining Room
- Lounge
- Bathroom
- Kitchen
- Pantry
- Utility/ Boot Room

First Floor:

- Master Bedroom
- Double Bedroom
- Double Bedroom
- Double Bedroom
- * Double Bedroom
- * Office/ bedroom (* requiring renovation)

Cellar

- Single large room

SERVICES

- Mains Water
- Oil fired Central Heating
- Mains Drainage
- Mains Electricity



LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel 0345 678 9000

PLANNING

The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

There are planning applications effecting the adjoining farmyard for a small residential development of 9 properties to replace the farm buildings. Please see the following reference numbers on the Shropshire County Council Website: 15/03186/LBC & 14/03664/FUL. There is to be a new boundary wall between 'The Gables' and the farmyard/ development.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to the benefits of all wayleaves, easements, rights of way and third-party rights, whether mentioned in the particulars or not.

DIRECTIONS from Whitchurch (4.6 miles to the town centre)

Leave Whitchurch Town Centre on Prees Road, at the first roundabout, turn left onto the A525. At the next roundabout, turn right onto Ash Road sign posted for Calverhall. Follow this road through the villages of Ash Magna, Ash Parva and then the next village is Ightfield. The property is the first on the right.

EPC Rating: N/A (listed) ~ Council Tax Band: G





Roger Parry
& Partners



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Viewing of the property is by appointment only, please contact :

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Important Notice:

1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed.