



Bank House Farm
Tilstock, Nr Whitchurch

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Bank House Farm

Tilstock, Whitchurch
Shropshire, SY13 3NL

Whitchurch 3.5 miles, Wem 7.5 miles, Market Drayton 12 miles
Shrewsbury 17 miles, Crewe Station 20 miles, M54 (J3) 28 miles

A charming extended farmhouse requiring modernisation, with an extensive range of outbuildings ideal for a wide variety of uses and land extending to 10.66 Acres (4.31 Ha)

Attractive farmhouse, extended from an original period cottage

Kitchen, utility room, WC

Two reception rooms with bay windows

Four double bedrooms, family bathroom

Lawned gardens

Extensive range of versatile outbuildings including loose housing, stores, brick shippon, dutch barn

Office and workshop

Stunning views over Fenn's Moss to Welsh Hills

Pasture land

10.66 Acres (4.31 Ha) in total



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The Area

Bank House Farm is found in an unspoilt rural location not far from the small village of Tilstock deep in the North Shropshire countryside. Tilstock is home to a small traditional pub, a church, a bowling club and a well-reputed primary school.

Nearby Whitchurch is a thriving market town and has been quoted by The Times as one of the best places to live post Covid-19 pandemic. Both Whitchurch and **nearby Wem offer a variety of amenities including supermarkets, doctors' surgeries and boutique shops.** The area is extremely well serviced with both state and private primary and secondary schools.

The medieval county town of Shrewsbury, which is just seventeen miles south, is **the jewel in Shropshire's crown being the birthplace of Charles Darwin, the renowned geologist and biologist.** With over 660 listed buildings, Shrewsbury is home to a wide range of facilities.

With railway stations at Whitchurch, Wem, Crewe and Shrewsbury, excellent **road links and a number of airports within 1.5 hours' drive, this wonderful property is perfect for those wanting to combine an idyllic country existence with having to commute or travel for work.**

The farm sits in an elevated position and enjoys fantastic far-reaching views over



the Fenn's Moss, an area of Special Scientific Interest which covers close to 2,500 Acres and is renowned as home to a huge range of interesting mosses, plants and animal life. The Mosses are crisscrossed with a number of footpaths and bridlepaths making it accessible for all to enjoy.

The House

The original cottage was extended in the 1970's to offer the present accommodation and undoubtedly there is potential to further extend the house, subject to the necessary planning consents, . Although well-presented the house would benefit from a scheme of modernisation and has the potential to provide a spacious family home.

To the front of the house, in the older part of the property, are two reception rooms, both with open fires and attractive bay windows allowing full enjoyment of the garden and view beyond. The kitchen is found to the rear of the house and is well-fitted with a comprehensive range of units having been updated in 2016. In addition there is a separate utility room and a WC.

To the first floor are four double bedrooms, the master having built-in wardrobes, and a family bathroom. Although smaller than the rear bedrooms, the two bedrooms located at the front of the house enjoy superb views over the surrounding countryside.





The Buildings (all measurements are external)

The property has the benefit of an extensive range of farm buildings. Originally utilised by the current owner for housing of machinery and loose housing of cattle, they would be equally well-suited for equestrian purposes or for light industrial or commercial use, subject to the necessary planning consent.

Building One (165ft x 39ft overall) is of steel portal-framed construction and is open-fronted with half-height block walls and sheet above. The building is sub-divided as follows:

- **Office (15' x 13') and Storage Area (15' x 26') with mezzanine** - located close to the house with power and light connected.
- **Secure Workshop (45' x 39')** with front and side full-height sliding doors allowing access for large machinery and vehicles - power and light connected.
- **Open-fronted Store (60' x 39')**, ideal for storing machinery or fodder.
- **Loose Housing (45' x 39')** with central feed passage, automatic water drinkers - light connected.

Building Two (90 x 39' overall) is of block construction with sheet over, split into four loose-housing areas with two feed passages, automatic water drinkers - power and light connected.



Shippon (20' x 33' plus dairy 9'7 x 7'8) of brick construction with former dairy attached. This traditional brick building has potential for development to provide further accommodation possibly as a holiday let or Bed & Breakfast, subject to the necessary planning consents, or for additional storage space.

Pole Barn - pole barn with sheeted roof.

Building Three (72'8 x 19'6) Timber clad Nissen building, relocated from Park Hall army camp, offering space for storage or adaption for office or workshop use.

The Land

The land is found to the north and west of the buildings. Entirely level, the land is well-fenced with post and wire and mature hedging, and as such is ideal for grazing of stock, not least horses. A further level area of ground to the rear of the buildings offers the ideal space for creation of further buildings if required or alternatively would be the ideal location for a manège. Further land, immediately adjacent to the holding, may be available by separate negotiation, up to 28.86 Acres.

Bank House Farm offers huge potential for all uses - this fabulous property really is the perfect smallholding in an extremely convenient, rural location.

Method of Sale

For sale by Private Treaty.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Tenure will be confirmed by the vendors' solicitor during pre-contract enquiries.

Services

Mains electric is available, Water is from a private well. Drainage is to a private septic tank. Oil fired central heating. Hot water is from a back boiler on the Rayburn supplemented by an immersion heater.

(Please note that there is no mains water in the area, all nearby properties have private boreholes).

We are advised that the above services are available. The Agents 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 the purpose. A buyer is recommended to obtain confirmation from their surveyor or solicitor.

Basic Payment Scheme

The relevant Basic Payment entitlements will be included in the sale if required by the buyer.

Fixtures and Fittings

These sales details are for descriptive purposes only and the vendors reserve the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Viewing

Viewing is strictly by appointment with Barbers Rural and is subject to strict guidelines in light of the current restrictions imposed by the Government. A copy of the guidelines is available from Barbers Rural. It is the responsibility of any viewers to ensure that they wear suitable, sensible clothing and sturdy footwear and that they provide their own Personal Protective Equipment.

A virtual viewing is available for this property on request.

Local Authority

Shropshire Council. The Shirehall, Abbey Foregate, Shrewsbury. SY2 6ND

Easements and Rights of Way

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the vendors or their Agents to specify them.

Directions

From Whitchurch follow the B5476 towards Wem. In the village of Tilstock turn right for Whixall immediately in front of The Horseshoes pub, follow this lane for 0.6 mile and take the first right signposted for Alkington. Bank House Farm is found 1 mile later on the right hand side.

MISREPRESENTATIONS

Barbers Rural for themselves and for the vendors of this property have endeavored to ensure these details are accurate. However, if any point is of importance to you please contact the office to check the information, particularly if viewing involves travelling some distance.

Barbers Rural give notice that:

- The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, any offer or contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and intended purchaser(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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