



**Imposing Detached Country House**

**4 Bedrooms Plus En-Suite**

**Large Gardens & Paddocks In Excess of 1 Acre**

**Lovely Rural Setting Adjoining Open Countryside**

**2 Spacious Reception Rooms**

**Double Garage & Stables**

**Bostock House Rack Lane**  
Whixall, Nr Whitchurch SY13 2RN

**Offers in the Region Of £675,000**



**If your idea of bliss is living in a spacious house on a large plot with acreage and surrounded by open countryside, then this could very easily be your dream home!**

Yes, this could be your chance to escape to the country and live the good life. A useful range of outbuildings, including 2 stables, allow those with equestrian pursuits to keep horses within the grounds, which include a series of paddocks and a sheltered wooded area.

Location-wise this rural family home is far from isolated and is well paced within easy driving distance of Whitchurch, Ellesmere, Wem, Shrewsbury, Wrexham and Chester.

An internal inspection is recommended, the spacious room dimensions, immediately creating a very favourable first impression, including a 24 foot through lounge, a large dining room and upstairs, four 'double' bedrooms, plus an en-suite Jack 'n' Jill shower room, serving two of the bedrooms, in addition to the family bathroom.

Outside, there is space in the driveway for several cars, in addition to the double width garage.

Above and beyond everything though, it is the location that is the real draw.

Not only does it back onto open fields but Whixall also boasts numerous public footpaths and tracks that provide access to miles of beautiful rolling countryside including Whixall/Bettisfield Mosses nature reserve, bridleways, providing hours of walks (and outriding for those with horses), confirming that this really is Paradise!

***Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566***

**Services**

Mains water and electricity. Septic tank drainage.

**Central Heating**

Mistral oil fired boiler supplying radiators and hot water.

**Tenure**

Freehold.

**Council Tax**

Shropshire Council – Tax Band F.

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



## GROUND FLOOR

### Entrance Porch

Quarry tiled floor.

### Reception Hall *20' 5" x 6' 5" (6.22m x 1.95m)*

Radiator, staircase to first floor and french double doors to rear garden.

### Through Lounge *24' 9" x 12' 9" (7.54m x 3.88m)*

Fireplace with oak surround and slate interior with open grate, dado rail and 2 radiators.

### Spacious Dining Room *15' 0" x 12' 9" (4.57m x 3.88m)*

Radiator and tiled fireplace with open grate.

### Kitchen/Breakfast Room *16' 9" x 8' 11" (5.10m x 2.72m)*

Stainless steel sink and drainer inset in range of working surfaces with drawers, cupboards and storage below, 4 ring electric hob with illuminated extractor hood above and electric oven and grill below, wall cupboards, tiled floor, part tiled walls, radiator and walk-in pantry with storage shelves and plumbing for washing machine.

### Side Hall *6' 4" x 4' 1" (1.93m x 1.24m)*

Coat pegs, tiled floor and radiator.

### Boiler Room

Mistral free-standing oil central heating boiler, coat pegs and tiled floor.

### Cloakroom *5' 8" x 2' 9" (1.73m x 0.84m)*

Low level WC, tiled floor and radiator.

## FIRST FLOOR

### Galleried Landing *18' 5" x 6' 5" (5.61m x 1.95m)*

Radiator and loft hatch.

### Master Bedroom *13' 11" x 12' 9" (4.24m x 3.88m)*

Range of fitted wardrobes and bedside chests. Radiator.

### Bedroom 2 *12' 10" x 9' 1" min (3.91m x 2.77m min)*

Radiator and airing cupboard with insulated hot water cylinder.

### Jack 'n' Jill En-Suite Shower Room *7' 9" x 5' 6" (2.36m x 1.68m)*

Corner shower cubicle with electric shower unit, pedestal wash hand basin and close coupled WC. Heated towel rail and connecting door to bedroom 4.

### Bedroom 3 *12' 9" x 10' 1" (3.88m x 3.07m)*

Radiator.

### Bedroom 4 *11' 11" x 8' 11" (3.63m x 2.72m)*

Radiator and connecting door to Jack 'n' Jill en-suite shower room.

### Family Bathroom *7' 5" x 5' 6" (2.26m x 1.68m)*

Panelled bath, pedestal wash hand basin and close coupled WC. Part tiled walls and heated towel rail/radiator.

## OUTSIDE

Sweeping gravel driveway leading to: -

### Double Garage *18' 0" x 17' 8" (5.48m x 5.38m)*

Twin double timber doors, lights and power.

### Large Stable *15' 3" x 13' 10" (4.64m x 4.21m)*

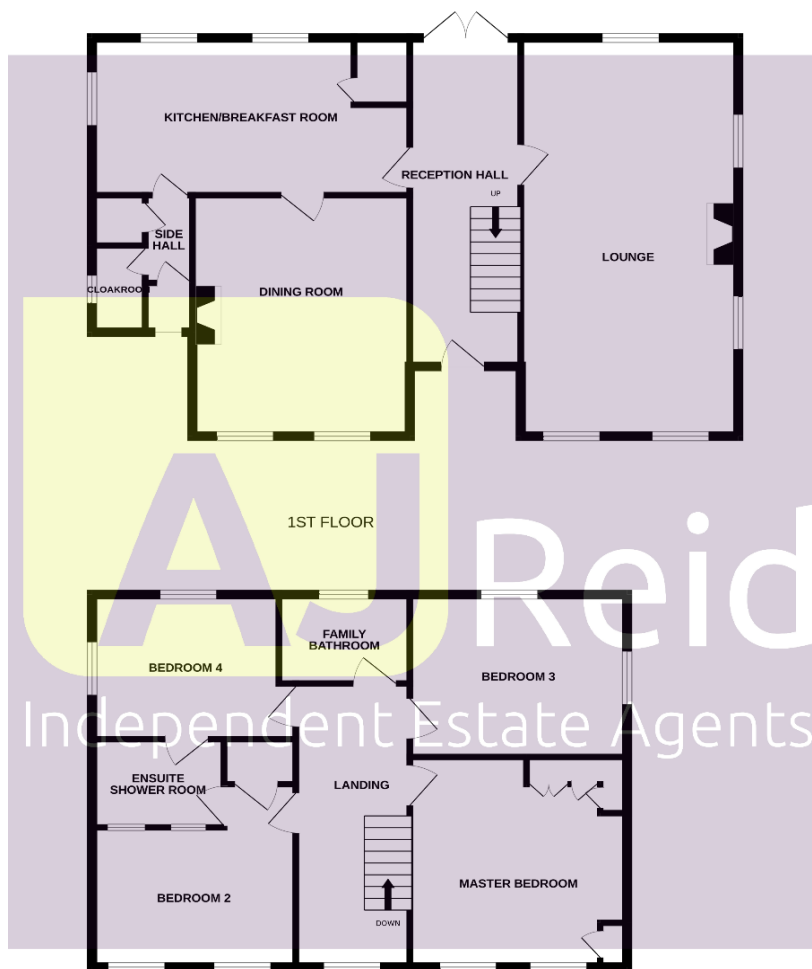
Lights.

Triangular shaped lawned front garden edged with roses and shrubs and screened by mature trees and shrubs.

Small enclosed front paddock with post and rail fencing.

Formal rear garden laid to lawn and having mature, neatly tended box hedging including sheltered area with **SMALLTIMBER SUMMERHOUSE**. Further timber storage shed, oil storage tank and cold water tap.

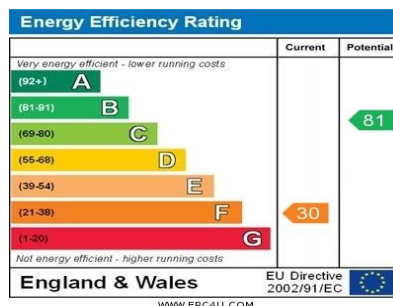
Mature 'secret' woodland path leading to the **SECOND BRICK BUILT STABLE** and metal gate leading to the middle paddock with large walnut tree, post and rail fencing and leading to the rear paddock/orchard with fruit trees.



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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**Directions:** Leave Whitchurch on the B5476 (signposted for Wem), heading towards Tilstock. Continue for approximately 4.5 miles, proceeding through Coton and after the Bull and Dog public house, turn right onto Post Office Lane. Pass through Whixall village, continuing along the country lane which becomes Rack Lane. The property is located just after the barn conversion development on the right hand side.

**Legislation Requirement:** To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



**Referral Arrangements:** We are paid an Introducers Fee of £120 incl. VAT per conveyancing transaction referred to and signed up by certain Conveyancers and we earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

