



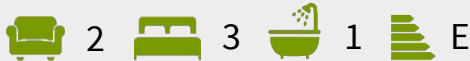
WOOD VIEW LACON STREET

PREES WOOD | WHITCHURCH | SHROPSHIRE | SY13 2EP



Wood View is a charming, detached cottage with NO CHAIN and 3 acres. The property comprises hall, sitting room, dining room, kitchen, pantry, rear hall / boot room and W.C. There are three bedrooms and a modern wet room. There are landscaped gardens, range of outbuildings and there is scope for extensions subject to planning. There are also wonderful views from the house and land over the surrounding countryside.

Offers in the region of £550,000



- Charming Detached Rural Cottage
- Wonderful Countryside Views
- No Upward Chain,
- Land and Gardens to 3 Acres
- Range of Outbuildings
- Viewing Highly Recommended

LOCATION - PREES

The property is located on the edge of the popular village of Prees which benefits from a village convenience store/post office, a newsagents, a recently built doctor's surgery, a hairdressers, excellent sporting and leisure facilities at the Prees Football and Recreation club, a church and a well respected primary school.

The larger towns of Whitchurch, Shrewsbury, Chester and Telford are within easy driving distance, and there is a local railway station approximately a mile and a half away and this gives access to Whitchurch and Crewe to the North and Shrewsbury to the south.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell Wood View by private treaty.

Wood View is a charming detached double fronted cottage with gardens. land and outbuildings to 3 acres. The property is being sold with NO CHAIN and will require some modernisation. The property has been within the current owners family for many years and there is so much scope for extensions and development of the property subject to planning. The land lends itself to equine facilities and is flat for an arena, stables and paddocks.



The property comprises an entrance hall, sitting room with open fire and windows to the front garden. There is a dining room with dual aspect windows, quarry tiled floor and an oil-fired boiler. There is an old multi fuel range within the fire place which is no longer working. There is a kitchen with a range of base and wall mounted units, work tops, drainer sink unit window to the side. There is a ceramic hob, double oven and plumbing for a dishwasher. The kitchen has a quarry tiled floor and door to a large walk in pantry with shelving, large storage cupboard, quarry tiled floor and side window. To the rear of the house is a single storey extension with large rear porch / boot room with laundry facilities and a door to a cloak room with W.C.

The stairs ascend from the hall to the spacious first floor landing with windows with views over the land and surrounding countryside. There are three good sized bedrooms with wonderful views and outlook from the windows and there is also a modern wet room with WC, wet room and wash hand basin. The property has double glazed windows and oil fired central heating.

OUTSIDE & GARDENS

The property is accessed off Lacon Street to a drive suitable for a number of cars. There are landscaped gardens to the front of the property with lawns, mature flower borders with a range of mature shrubs and trees. There is a sizeable side garden which was once a kitchen garden and this has a mature apple tree, lawns and garden shed.

To the bottom of the drive is an old garage which will need replacing. To the rear of the house is a courtyard area with access into the house, land and the outbuildings.



LAND & OUTBUILDINGS

The property, garden and land measures just over 3 acres and is located on a level site and is ideal for those looking for horses or just to enjoy their own land. There are wonderful views from the elevated position over the surrounding countryside.

To the rear of the house is an old brick built shippen barn with a shed off the back off that. There is a concrete sectional shed and a range of other timber framed sheds which are in all in a poor condition.

DIRECTIONS

Leave Whitchurch on the A49 towards Shrewsbury and proceed for approximately 5 miles, turn right signposted Prees. Continue into the village and turn left opposite the village Post Office into Church Street, continue up the hill and follow the road into The Pinfold. Follow the road for about ½ a mile and the property is on the left marked by the for sale sign.

WHAT 3 WORDS

///backers.forget.expel

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



LOCAL AUTHORITY - SHROPSHIRE

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

COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'D' on the Shropshire Council Register.

SCHOOLING - PREES

The property lies within a convenient proximity to a number of well regarded state and private schools including Lower Heath CE Primary School, Prees CE Primary School, SJT Secondary School in Whitchurch and Thomas Adams in Wem, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

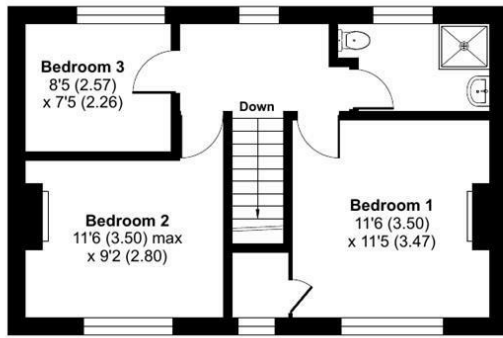
SERVICES

We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators. Drainage is to a septic tank.

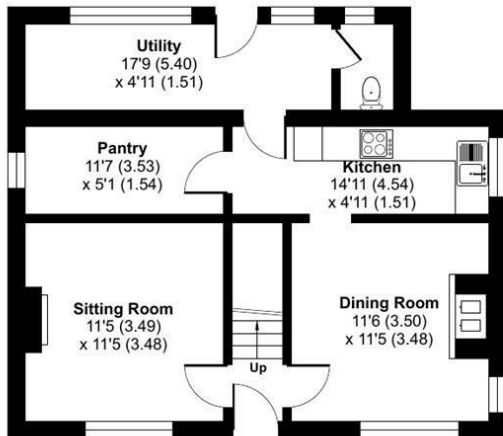
TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

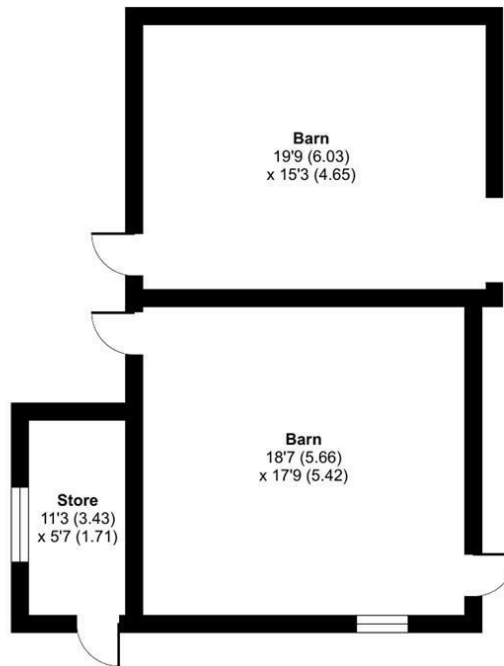
Approximate Area = 1036 sq ft / 96.2 sq m
 Outbuilding = 952 sq ft / 88.4 sq m
 Total = 1988 sq ft / 184.6 sq m
 For identification only - Not to scale



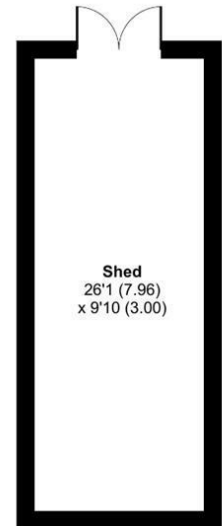
FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1 / 2 / 3



OUTBUILDING 4



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Halls. REF: 1459411

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



WHITCHURCH SALES

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

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➡ www.hallsgb.com



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. 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. 3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. 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.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.