



FERN HOUSE 2 NEW HOUSES

WILLASTON | WHITCHURCH | SHROPSHIRE | SY13 4PP



Fern House is a spacious and extended semi detached cottage. The property dates back to the mid 1900's and was built by the local estate. It comprises a porch, entrance hall, living room, snug, breakfast kitchen, large dining / garden room, utility & W.C. There are four good sized bedrooms, large landing with sitting area, bathroom and shower room. It has a large drive, garage and landscaped gardens.

Offers in the region of £425,000



- Charming Country Family Home
- Spacious Accommodation 1,650ft²
- Large Extension to the Rear
- Large Landscaped Gardens
- Drive for Many Cars & Garage
- Period Features & Log Burner

LOCATION

The property is located in the hamlet of Willaston a few miles away from Calverhall. The village of Calverhall, benefits from a popular village pub The Olde Jack, leisure facilities including bowling green, tennis courts, playing field and a cricket club. For golfing enthusiasts there are popular courses in close proximity at Weston Under Redcastle and Whitchurch. There are lots of local walks and there is a footpath linking the village to Ightfield. The property benefits from close proximity of Moreton Say Primary School (2.5 miles) as well as a range of local secondary schools in both Whitchurch and Market Drayton.

The Market town of Whitchurch is just 6 miles away offering a wide range of local shops, schools and amenities, together with links to the main A41 & A49 trunk routes and a main line rail connection to Shrewsbury and Crewe and onwards using the West Coast Line. Crewe railway station is 18 miles from the property to drive. Further amenities can be found in nearby Market Drayton which is a short 6.3 miles away.



BRIEF DESCRIPTION

Halls are delighted to be instructed to sell Fern House by private treaty.

Fern House was built in the Mid 20th Century by Anthony Heywood Lonsdale for the Cloverley and Shavington Estate. The property offers spacious accommodation to over, 1650ft². There are double doors that open into an entrance porch with feature quarry tiled floor and exposed brick walls. There is a door that opens into the entrance hall where there is a window to the garden and open understairs storage area. There is a large living room with feature fire place with log burning stove, patio doors to the rear gardens and window to the front. Also off the hall is a charming snug with feature open fireplace, sash window and wood laminate flooring. There is a utility / rear hall with Belfast style sink, worktops, plumbing for washing machine, tiled floor, LPG boiler and door to the garden.

There is a breakfast kitchen with solid fuel Rayburn oven, range of base and wall mounted units, work tops, drainer sink unit and electric oven and hob. There is space for a fridge freezer, space and plumbing for a dishwasher and an opening and door way through to the large dining / garden room. This has floor to ceiling windows and doors that overlook the gardens, two lantern lights, storage cupboards and door to the cloakroom with W.C and wash hand basin.



The stairs ascend from the hall to the spacious first floor landing which has a lovely seating area with window overlooking the front gardens. There are four double bedrooms with windows that have pleasant views over the gardens and surrounding countryside. There is a bathroom with free standing bath, W.C and wash hand basin. Also off the landing is a separate shower room which has a large modern walk-in shower and towel radiator. The property has LPG heating and part double glazed windows.

OUTSIDE & GARDENS

The property is accessed from the lane to a drive suitable for a number of cars. The drive continues to a timber framed garage. There is a large front garden with lawn and mature flower borders with a wide variety of plants and shrubs. There is a path from the drive that leads to the front door. To the side of the porch is a small water feature and on the front of the house is a magnificent mature Wisteria. To the side of the house is an area where there are fruit trees and a fruit cage. There is a path that leads down the side of the house to the large rear garden which has a paved patio area, lawns and flower borders. There are two garden sheds and some raised beds.

DIRECTIONS

From the village of Calverhall drive south on Bletchley Road for about 1 mile and turn right into Willaston Road. follow this road for a further mile and the property is located on the right hand side.

WHAT 3 WORDS

///fights.dairies.gallons



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 'C' on the Shropshire Council Register.

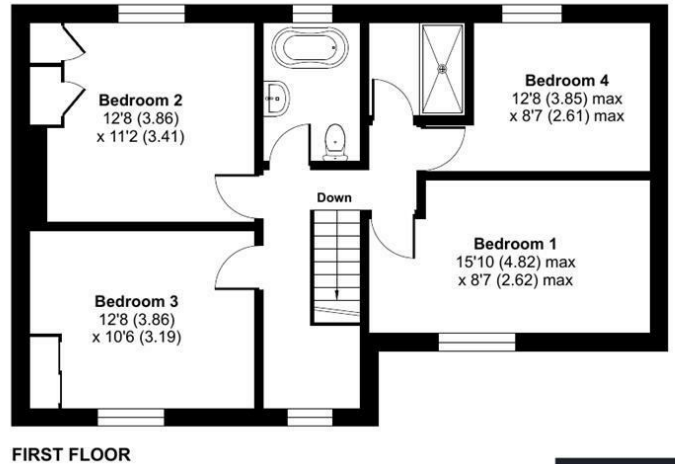
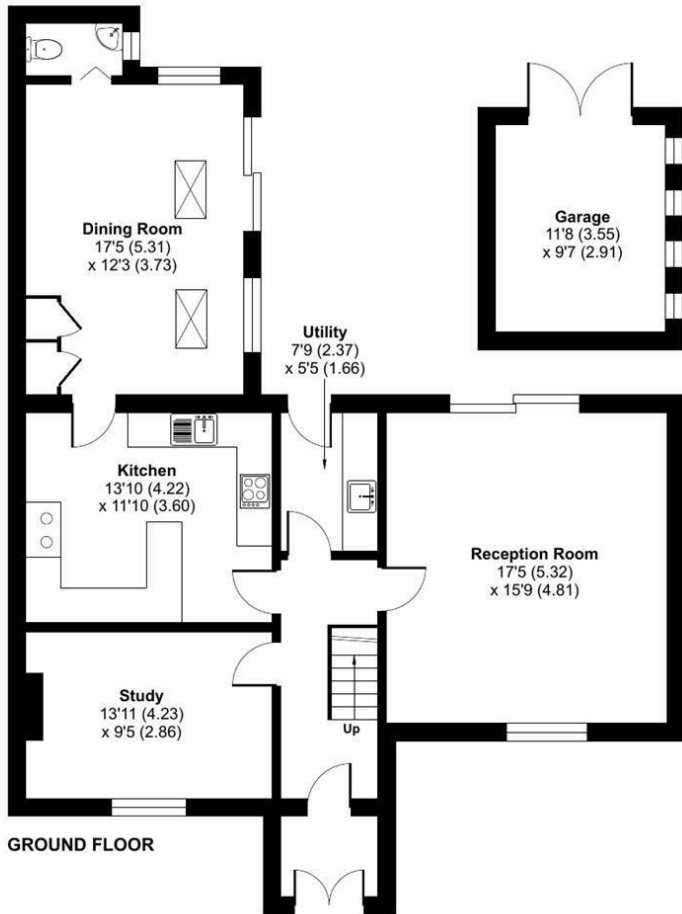
SERVICES

We believe that mains water and electricity are available to the property. The heating is via an LPG fired boiler to radiators. The drains lead to a shared septic tank with the neighbouring properties.

TENURE - FREEHOLD

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

Approximate Area = 1674 sq ft / 155.5 sq m
 Garage = 111 sq ft / 10.3 sq m
 Total = 1785 sq ft / 165.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Halls. REF: 1459022



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	40
(21-38) F	
(1-20) G	54
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

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➡ www.hallsgb.com  



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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.