



OAKWELL HOUSE

RACK LANE | WHIXALL | SY13 2RP





OAKWELL HOUSE

RACK LANE | WHIXALL | SY13 2RP

Ellesmere (7 miles) | Whitchurch (7 miles) | Shrewsbury (16 miles) | Wrexham (19 miles) | Chester (28 miles)
(all mileages are approximate)

AN ATTRACTIVE FOUR-BEDROOM HOME WITH DOUBLE GARAGE
SET WITHIN CIRCA 2.85ac AND BOASTING A RANGE OF PRODUCTIVE
CHICKEN SHEDS

Detached Four-Bedroom Home (Agriculturally-Tied)
Over 2,100 sq ft
Set in approx. 2.85ac
Three Productive Chicken Sheds and other Outbuildings
Established Income



Ellesmere Office

The Square, Cross Street, Ellesmere,
Shropshire, SY12 0AW

T: 01691 622602

E: ellesmere@hallsgb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Oakwell House is an agriculturally-tied four-bedroom detached family home providing over 2,100 sq ft of well presented and generously proportioned living accommodation.

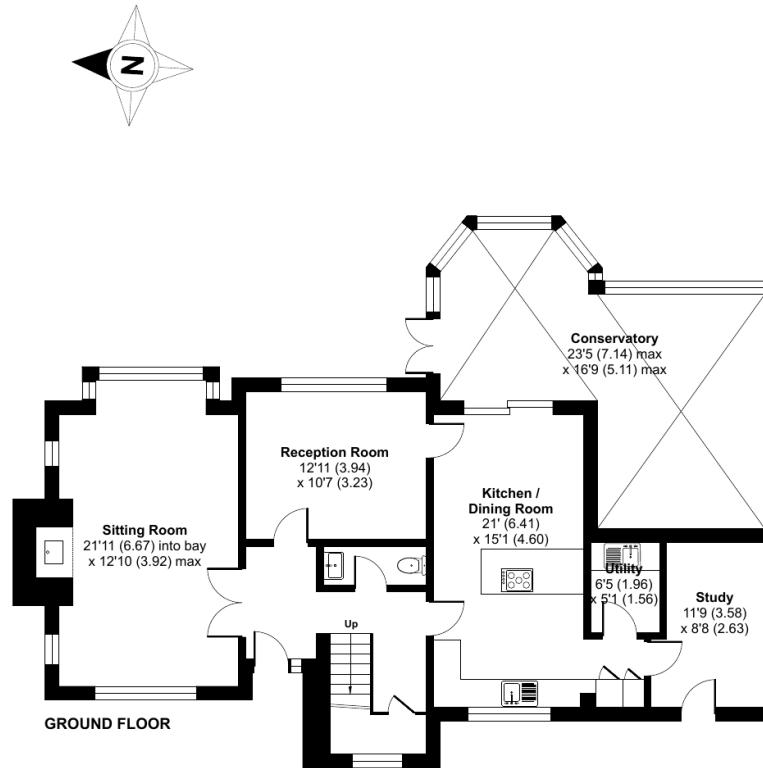
The property is complemented by land and gardens which extend, in all, to around 2.85ac, these including ample parking, a detached double garage, and attractively maintained gardens. Notably, the property is further accompanied by three chicken sheds which are presently producing a significant income; thus offering scope for a continuation of the business or, potentially, for conversion (STPP).

SITUATION

The property occupies a delightfully peaceful position within the rural village of Whixall, which offers immediate access to a network of quiet county lanes, public footpaths, and bridleways, as well Whixall Moss and the surrounding canal network, making it ideal for those with rambling, cycling, or equestrian interests. Despite its rural setting, the property retains a convenient proximity to the lakeland town of Ellesmere and the market town of Wem, which provide a respectable range of day to day amenities, with the larger town of Whitchurch located around 7 miles to the north. The county centres of Wrexham and Shrewsbury lie to the north and south respectively and offer a comprehensive suite of facilities to include transport links and cultural attractions.

PROPERTY

The ground floor plays host to a range of versatile Reception Rooms presently utilised as a Sitting Room with bay-window onto the front, Dining Room, and Study/Boot Room, these centred around a spacious and well appointed Kitchen/Dining Room with patio doors which lead out to a spacious Garden Room with views across the gardens. The ground floor accommodation is completed by a useful Utility Room accessed via the Kitchen and a Cloakroom inset within the Entrance Hall.



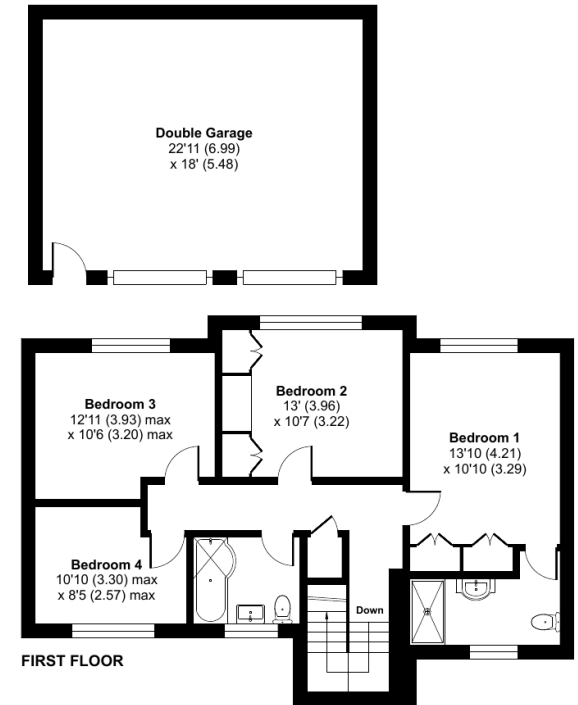
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1467343

Stairs rise from the Entrance Hall to a first floor landing with recessed storage cupboard, from where access is provided into four well-proportioned Bedrooms ideally suited to the needs of contemporary family living.

Bedrooms One and Two boast integrated storage whilst Bedroom One further benefits from an adjoining En-Suite, with the remaining Bedrooms served by a Family Bathroom.

Approximate Area = 2137 sq ft / 198.5 sq m
Garage = 412 sq ft / 38.3 sq m
Total = 2549 sq ft / 236.8 sq m

For identification only - Not to scale



GARDENS

The property is accessed via a gated entrance which leads on to a sweeping driveway culminating at parking situated before a detached double garage. The gardens have been attractively landscaped to now feature expanses of lawn interspersed with mature trees and established planting, alongside patio and seating areas.



LAND & BUILDINGS

Contained within the south-eastern element of the plot, and accessed via a dedicated road entrance, are three substantial chicken sheds and an associated store/workshop.

Shed One: approx. 10,000 sq ft

Shed Two: approx. 10,000 sq ft

Shed Three: Approx. 4,500 sq ft

Workshop/Store: approx. 750 sq ft

The sheds are presently utilised in conjunction with the vendors' broiler business and provide a provable and justified income stream which could be continued or increased by a purchaser.

For those looking for alternative usages, the building could readily serve a variety of interests and may offer potential for conversion (STPP).

The Sheds have been fitted with a bank of PV panels and are served by a useful Workshop/Store.

SCHOOLING

The property is conveniently situated for access to a number of well regarded state and private schools, including Whixall C of E Primary, Newtown C of E Primary (outstanding), Welshampton C of E Primary, The Thomas Adams School, Lakelands Academy, Ellesmere College, Moreton Hall, Oswestry School, Packwood Haugh, and Adcote School for Girls.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system. The sheds host an array of PV panels.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

Council Tax Band - F

EPC RATING

D (61)

W₃W

What3Words ///solve.copiers.revamping

DIRECTIONS

Leave Ellesmere via the A495 and proceed to the village of Welshampton, taking a right hand turn just after the Sun Inn in the direction of Wem. After around 2 miles, in the village of Northwood, turn left and continue for a further 2.4 miles, where the property will be positioned on the right.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



