



An exciting opportunity

Fairhaven, Diglake, Tilstock, Whitchurch, Shropshire, SY13 3NP

Freehold



- Set within lovely gardens and grounds with open views
- Potential to extend (subject to planning permission)
- Separate guest house, with double bedroom and shower room
- Edge of village location with access to the A41 and A49
- Huge potential for updating and modernising

Location

Fairhaven is situated in a much sought after location within the village of Tilstock on Diglake Lane, which is a no through road. The village has a pub, primary school a bowling club and is close to the Cheshire and Welsh borders. It is broadly midway between Manchester and Birmingham, with both international airports approximately an hour away. Whitchurch is approximately 2 miles away, where there is a selection of supermarkets, pubs, restaurants and high street shops.

The A41/A49 is within a mile, providing superb road access to the rest of the country. Trains from Crewe give excellent fast access to Manchester and London. There are a number of well renowned schools in the area including Ellesmere College, White House Preparatory School, and Sir John Talbot's High School.

Accommodation

Fairhaven is a charming country house which sits particularly well in its gardens and grounds of just under half an acre. Built in 1974, the house has been in the same ownership for nearly 30 years and will require some modernisation.

The accommodation is laid out over two floors with an entrance hall which provides access to the living room with full length glazed windows and French windows leading into the sun

room, with a dining area and lovely views over the garden and surrounding land. There is a separate study and a good size kitchen breakfast with a pantry. There is a utility/laundry room off which has a side door to access outside.

On the first floor is a landing which provides access to the principal bedroom with an en suite shower room. There are a further two bedrooms, a separate WC and a family bathroom.

The guest house is a wooden lodge situated in the rear garden and provides guest accommodation by way of a double bedroom and shower room, it also boasts wonderful views over the gardens and surrounding land.

The gardens wrap around the property and are mainly laid to lawn with mature beds and views over the open fields and farm land beyond. There is a patio seating area situated to the rear of the house overlooking the fields beyond. There is a separate double garage, which could potentially be converted, subject to planning permission.





Directions

From the A41 at Whitchurch take the Newport Road (B5395) and continue for approximately 0.2 miles before taking the B5476 Tilstock Road. On entering the village of Tilstock, continue onto Maltkiln Lane and take the first left after the Horseshoes Pub, down Diglake, in-between the farm buildings. Fairhaven is the second house on the right hand side.

Tenure: Freehold

Services: Mains water, electricity. Oil central heating. Private gas and drainage.

Local Authority: Shropshire Council. Band D.

The property is offered for sale by private treaty.

Fixture and Fittings: All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

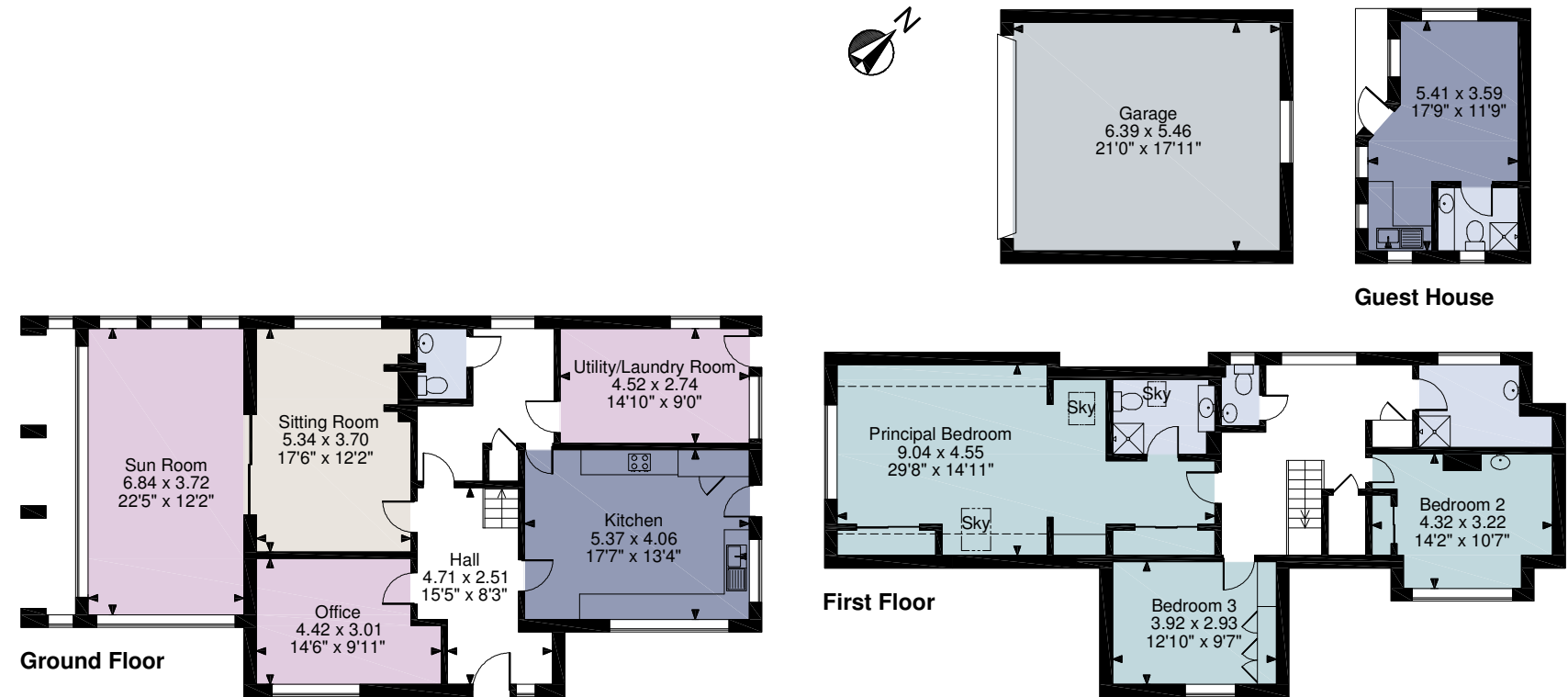
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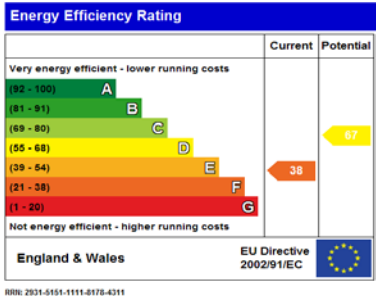




Fairhaven, Whitchurch
Main House = 2,193 sq ft / 204 sq m
Garage = 376 sq ft / 35 sq m
Guest House = 192 sq ft / 18 sq m



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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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Brochure prepared November 2021

