



The Homestead

Coton | Whitchurch | Shropshire | SY13 2RB

Balfours
PROPERTY PROFESSIONALS

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Wem 3.4 miles, Whitchurch 6.5 miles, Ellesmere 9.8 miles, Shrewsbury 14.8 miles (all distances are approximate).

The Homestead: A substantial country property with an independent annexe, presenting a unique opportunity to unlock over 4,500 sq ft of flexible potential.

Key Features

- Six-bed character home
- Massive value-add potential
- Open-plan ground floor potential with reconfiguration.
- Attic conversion scope
- Extensive country gardens with wildlife pond set in 1.12 acres
- Garaging and outbuildings
- Extensive Parking for multiple vehicles
- Freehold
- EPC: D

The Homestead is a substantial, detached six-bedroom country residence bursting with character, situated in an accessible rural position between Whitchurch and Wem. While already a fine home, this property represents a phenomenal value-add opportunity. Its vast footprint offers an incoming buyer the perfect blank canvas to reconfigure, modernise, and refurbish the interior to create a truly bespoke luxury home.

Internal Reconfiguration Potential

The sprawling ground floor is anchored by a generous 32ft living room featuring historic flagstone flooring and a brick-built fireplace. This space, along with the adjoining bar, formal dining room, and separate sitting room, offers immense scope for reconfiguration.

A sleek architectural redesign as highlighted by the current vendors could remove dividing walls to create a vast, state-of-the-art open-plan kitchen, dining and family living hub that embraces the beautiful surrounding countryside views. The existing utility room also provides an excellent footprint for a redesigned boot room and a high-end laundry suite.

Flexible Annexe Integration

Connected via an internal door, the self-contained annexe currently features its own kitchen, bathroom and reception room. This zone offers dual opportunities: it can be refurbished as an independent dwelling for multi-generational living/holiday letting or reconfigured into the main house to offering endless usage possibilities.

Upper Floors & Capital Appreciation

The first floor hosts six bedrooms, including a principal suite with a dressing room. With three en-suite facilities already in place, a straightforward refurbishment program can elevate these spaces into high-end bedroom suites.

Crucially, the second floor features a dedicated staircase leading to a large attic room and extensive storage. This level presents an ideal conversion and refurbishment project to easily deliver a 7th bedroom suite, a private home office, or a children's playroom if desired.



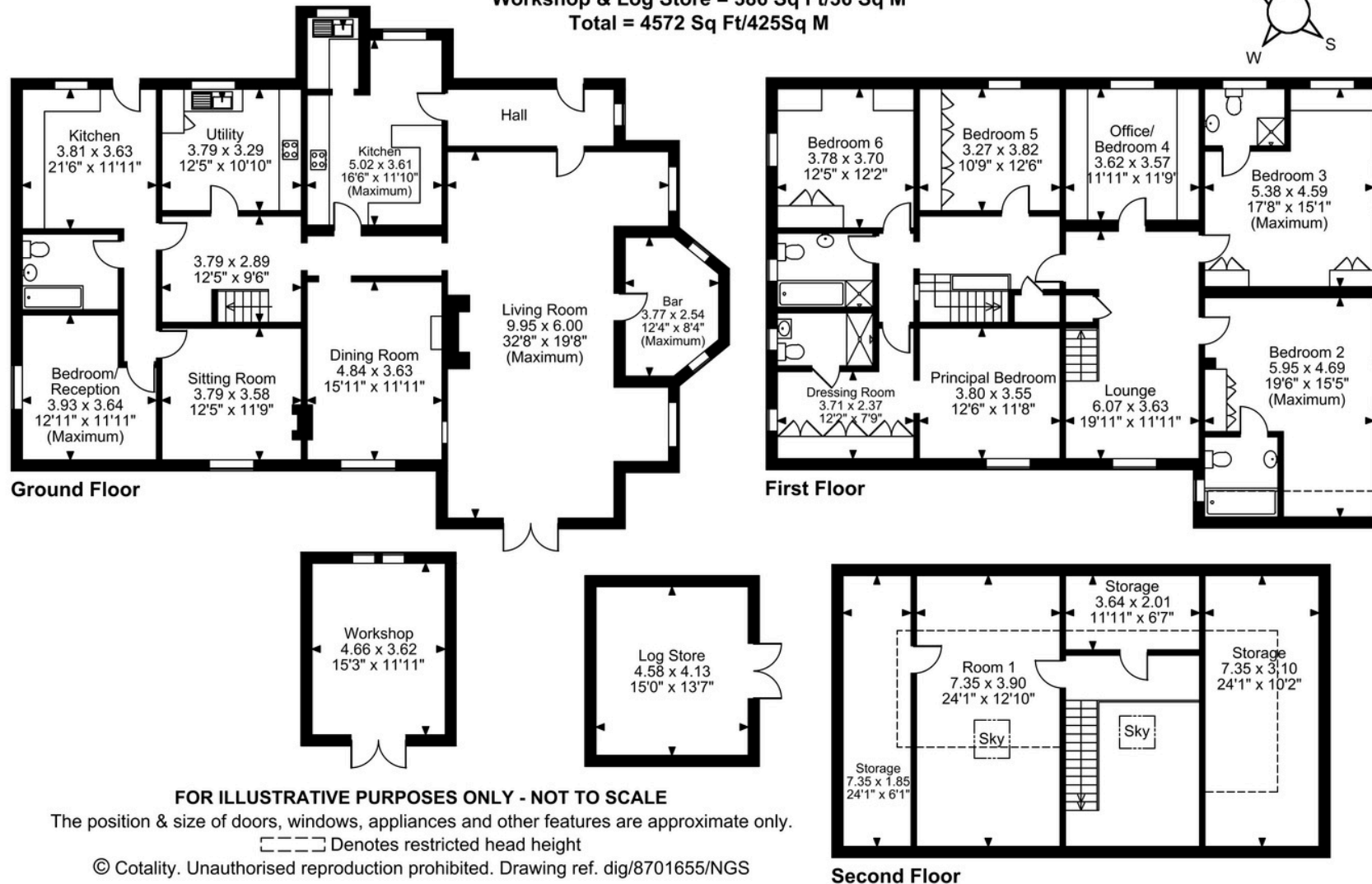
Outside

At the front of the property, a gravel parking area provides plenty of space for several vehicles, while the brick-built store provides a second workshop and storage space.

The wrap-around gardens have various shrubs in a large gravel bed at the front, while to the rear, the grounds extend to the southeast, featuring rolling lawns, a wildlife pond and a wealth of mature specimen and fruit trees and established shrubs, all bordered by hedgerows and backing onto open countryside.









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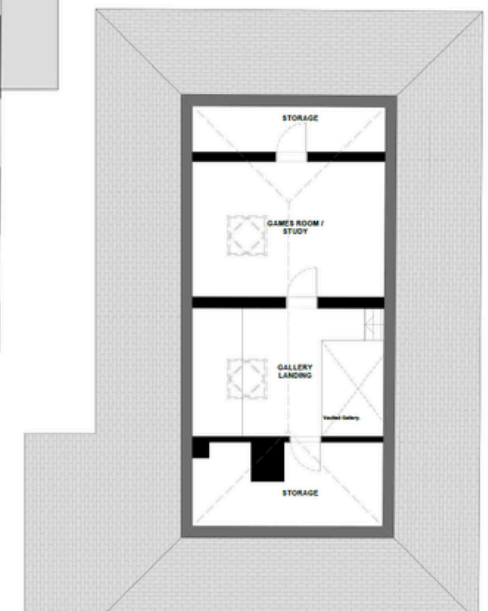


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General

Services: Mains water, Septic tank drainage, Mains Electricity and woodburners providing heating.

Council Tax: Band F

Postcode: SY13 2RB

Local Authority: Shropshire Council

Mobile Signal: EE ✓ three ✓ O2 ✓ Vodafone ✓

Broadband Speed: Our research has indicated that Superfast Broadband is available at this property. Please conduct your own research to ensure the speeds meet your requirements.

Flood Risk: Rivers and Sea and Surface Water - Very Low Risk.

Fixtures and Fittings: Whilst all attempts have been made to accurately describe the property in regard to fixtures and fittings, a comprehensive list will be made available by the seller's solicitors.

Wayleaves, Easements and Rights of Way: 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.

Directions: To drive from Wem to The Homestead in Coton (Whitchurch, SY13 2RB), head north out of Wem on the B5476 (Whitchurch Road) and follow it straight for just over 3.6 miles. After passing through Edstaston and Quina Brook the property can be found on your left just before Edwards MOT garage on the right.

what3words: ///hoping.shelved.cello



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Particulars: May 2026



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