



The Old Chapel, Chapel Lane, Bronington, SY13 3HP

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# The Old Chapel, Chapel Lane, Bronington, SY13 3HP

Offers In Region Of £460,000



- Unique Former Chapel
- Five Bedrooms
- Full of Character and Charm
- Quiet Edge of Village Location

- Driveway Parking
- Small Side Garden with Field Views
- Master En Suite and Family Bathroom
- EPC D, Council Tax Band G



Discover the charm and elegance of this unique former chapel, perfectly positioned on a quiet country lane on the edge of the popular village of Bronington with its well regarded primary school, making it ideal for families and those seeking a peaceful village retreat. This exceptional property seamlessly blends historical character with modern comforts, offering a rare opportunity to live in a truly distinctive home. As you approach the property, you are greeted by the original arched chapel doorway and a spacious Entrance Hall welcomes you as you enter with a feature stained glass circular window. The very large Lounge is a highlight of the home, providing an expansive area for relaxation and entertainment. The room features a log burner, set against a backdrop of wood flooring and high ceilings and large windows fill the space with natural light. A dedicated study provides a quiet and peaceful space, ideal for working from home. The open plan Kitchen/Breakfast Room features a central island unit that serves as both a functional workspace and casual dining area and there is also a separate Dining Room. The upper level of the house includes five generously proportioned bedrooms that provide flexible living options for family or guests. The master bedroom has a separate Dressing Room and En Suite Shower Room and a generous Family Bathroom completes the accommodation. Outside, a driveway offers ample parking space for residents and visitors while a charming small paved side garden features a decked seating area, perfect for alfresco dining or enjoying the views over the surrounding fields.



## LOCATION

The property is situated in a lovely location on the edge of the village of Bronington which benefits from a highly regarded primary school. Whitchurch is 5 miles away and is a busy, historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



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### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

### SERVICES

We are advised that mains water and electricity are available. Oil fired central heating. Private drainage. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

### DIRECTIONS

From Whitchurch take the A525 towards Wrexham then turn left on the A495 signed Ellesmere. Continue for approximately 2 miles into Bronington, take the left hand turn into Chapel Lane and the property can be found after a short distance on the left hand side.

### LOCAL AUTHORITY

Council Tax Band G. Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

### ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

### PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

### VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

### METHOD OF SALE

For sale by Private Treaty.

### AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible

### AGENTS NOTE

We are advised that this property has Chancel Repair Liability. This will be confirmed by solicitors during the pre-contract enquiries.

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LOUNGE  
24' 7" x 22' 9" (7.49m x 6.93m)

STUDY  
11' 0" x 8' 0" (3.35m x 2.44m)

KITCHEN/DINER  
21' 9" x 14' 1" (6.63m x 4.29m)

DINING ROOM  
16' 5" x 7' 1" (5m x 2.16m)

BEDROOM ONE  
15' 5" x 14' 1" (4.7m x 4.29m)

DRESSING ROOM  
9' 8" x 6' 0" (2.95m x 1.83m)

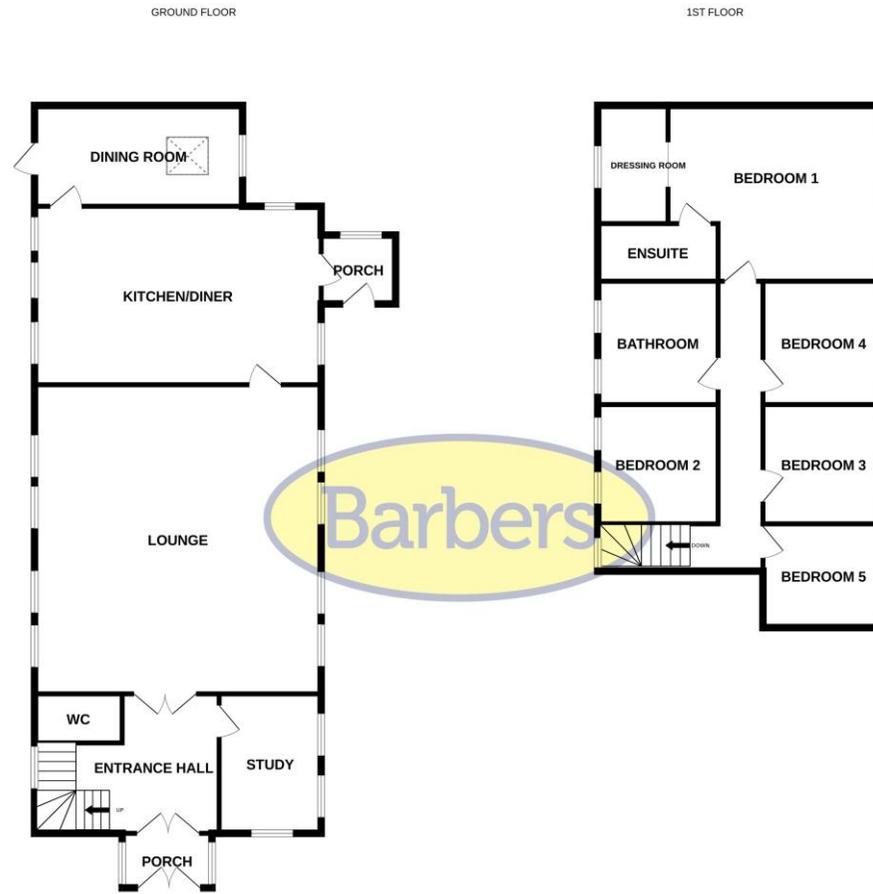
BEDROOM TWO  
11' 1" x 10' 3" (3.38m x 3.12m)

BEDROOM THREE  
11' 0" x 10' 3" (3.35m x 3.12m)

BEDROOM FOUR  
11' 0" x 10' 3" (3.35m x 3.12m)

BEDROOM FIVE  
10' 9" x 8' 1" (3.28m x 2.46m)

FAMILY BATHROOM  
11' 0" x 10' 4" (3.35m x 3.15m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**WHITCHURCH**  
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667272  
Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

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