



Arkle House, Mill Road, Bronington, SY13 3HJ

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Nestled within the peaceful village of Bronington, this four-bedroom detached home blends rural character with modern comfort, featuring an oak-framed porch, a welcoming country kitchen with AGA, versatile living spaces including a sunroom and study, four spacious bedrooms with a master ensuite, and expansive gardens with a pond, patio, pergola, double garage, and two log cabins offering endless possibilities.

- Charming Four Bedroom Detached House
- Countrystyle Kitchen/Breakfast Room
- Separate Dining Room
- Large Lounge With A Log Burner
- Spacious Sun Room With Tranquil Views
- Master Bedroom With An Ensuite
- Substantial Garden With A Large Patio Area
- EPC D, Council Tax Band H



Tucked away in the picturesque village of Bronington, this charming four-bedroom detached home offers the perfect blend of countryside character and modern convenience. The oak-framed front porch sets the scene, welcoming you into a bright hallway that leads to a practical shower room and a well-equipped utility room with generous storage. At the heart of the property lies a stylish country-style kitchen, complete with breakfast seating and a traditional AGA oven, ideal for relaxed mornings and family gatherings. The adjoining dining room, currently styled as a games room, opens directly onto the garden through patio doors. The lounge provides a cosy retreat with its brick-surround log burner, while the large oak-framed sunroom at the rear offers peaceful views and a light-filled space to unwind. A study with patio doors, presently used as a downstairs bedroom, adds flexibility to the layout. Upstairs, four





well-proportioned bedrooms include a master suite with ensuite bathroom, complemented by a tasteful family bathroom fitted with a heritage suite. Outside, the property boasts a double garage, off-road parking, and a spacious established garden complete with a pond. A generous patio area and a delightful wooden pergola create perfect spots for entertaining or relaxing, while two log cabins at the bottom of the garden provide endless possibilities for hobbies, creative spaces, or home offices. This Bronington residence combines timeless style with modern practicality, offering a rare opportunity to embrace village life with space, comfort, and charm. Nearby amenities, such as a carp pool for fishing, further highlight the tranquil rural lifestyle on offer.



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LOCATION

The property is situated in a lovely location in the village of Bronington which benefits from a highly regarded primary school. Whitchurch is 4 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.

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 main electricity and water are available. 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 the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

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.

DIRECTIONS

From Whitchurch travel along the A525 towards Wrexham. After passing the garage, travel for approximately 0.2 of a mile and take the next turning left into Mill Road. Proceed along Mill Road for about half a mile and the entrance to Arkle House will be found on the left hand side, immediately after Mill Lane Tractors. The property is set back from the road and the name plaque will be seen at the drive way entrance.

LOCAL AUTHORITY

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

VIEWINGS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB. Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For Sale By Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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PORCH

9' 4" x 8' 3" (2.84m x 2.51m)

UTILITY ROOM

9' 7" x 4' 6" (2.92m x 1.37m)

KITCHEN/BREAKFAST ROOM

19' 6" x 14' 7" (5.94m x 4.44m)

DINING ROOM

15' 1" x 11' 5" (4.6m x 3.48m)

LOUNGE

26' 5" x 15' 4" (8.05m x 4.67m)(max)

SUN ROOM

26' 6" x 9' 5" (8.08m x 2.87m)(max)

STUDY

15' 6" x 7' 6" (4.72m x 2.29m)

INNER HALL

11' 8" x 10' (3.56m x 3.05m)

MASTER BEDROOM

12' 4" x 9' 7" (3.76m x 2.92m)

ENSUITE

9' 8" x 7' 8" (2.95m x 2.34m)

BEDROOM TWO

15' 4" x 12' 9" (4.67m x 3.89m)

BEDROOM THREE

15' 4" x 12' 5" (4.67m x 3.78m)

BEDROOM FOUR

9' 9" x 8' 8" (2.97m x 2.64m)

FAMILY BATHROOM

9' 5" x 5' 4" (2.87m x 1.63m)

DOUBLE GARAGE

24' 6" x 19' 4" (7.47m x 5.89m)

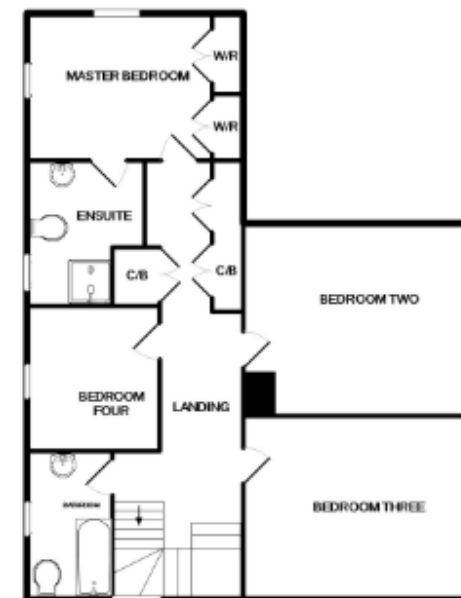
LOG CABIN ONE

28' 6" x 16' 11" (8.69m x 5.16m)

LOG CABIN TWO 18' 2" x 14' 3" (5.54m x 4.34m)



GROUND FLOOR



1ST FLOOR

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



WHITCHURCH
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