

FOR SALE

Offers in the region of £445,000

Curlew Cottage, 2 Chapel Lane, Bronington, Whitchurch, SY13 3HR

A charming three-bedroom semi-detached country cottage providing excellent potential for modernisation and positioned within around 1.77 acres of land and gardens and accompanied by a range of versatile outbuildings, idyllically situated in a rural setting close to the village of Bronington.



Whitchurch (6 miles), Ellesmere (7 miles), Wem (9 miles), Shrewsbury (20 miles).

All distances approximate.



- **Country Cottage**
- **Scope for Modernisation**
- **Character Features**
- **Land ext to approx 1.77ac**
- **Useful Outbuildings**
- **Peacefully Located**

DESCRIPTION

Halls are delighted with instructions to offer Curlew Cottage, 2, Chapel Lane for sale by private treaty.

Curlew Cottage is a charming three-bedroom semi-detached country cottage which has been extended and improved over the years to now provide in excess of 1,000 sq ft of characterful and versatile living accommodation situated over two floors, all of which now offers excellent scope for modernisation, whilst comprising, on the ground floor, an Entrance Porch, Reception Room, Living Room, Rear Hallway, Kitchen, Cloakroom, and Utility Room, together with three first floor Bedrooms and a family Bathroom.

The property is enviably positioned within land and gardens which extend, in all, to around 1.77ac, or thereabouts, and comprise, surrounding the property, predominately lawned gardens interspersed with established floral and herbaceous beds, this accompanied by a substantial paved patio area which represents an ideal spot for outdoor dining and entertaining whilst enjoying views over a fenced paddock which offers excellent potential for the grazing of a variety of livestock, but especially horses and ponies, complete with a timber field shelter.

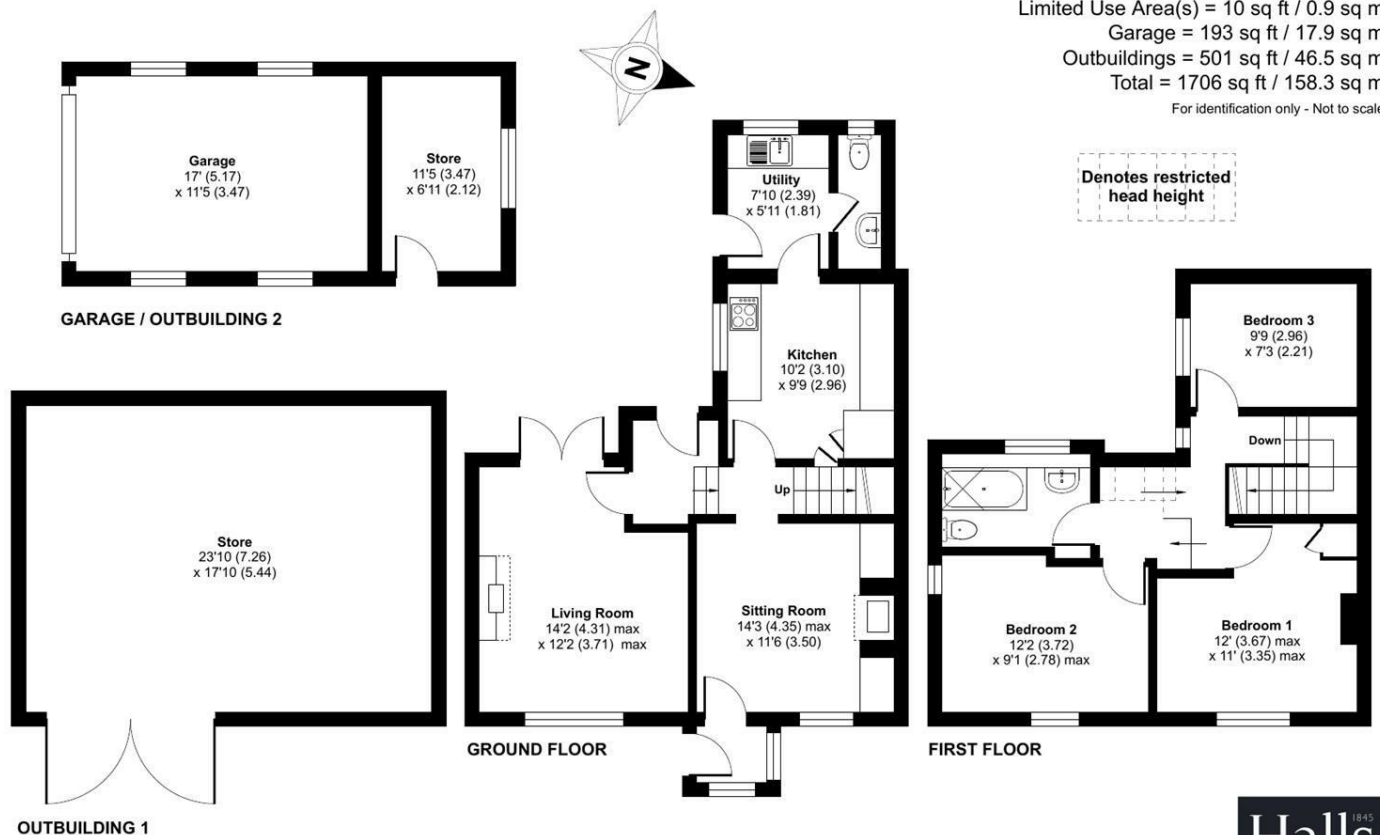
The property is accessed off a quiet country track, serving only those properties situated along it, onto a generous parking area with space for a number of vehicles, this leading on to a detached single garage/store (approx 193 sq ft) and flanked to one side by an "orchard" with further lawns and featuring a versatile outbuilding offering scope for a variety of onward usages.

SITUATION

The property is situated on the edge of the rural village of Bronington which boasts a delightful countryside setting whilst offering a convenient proximity to the towns of Ellesmere and Whitchurch, both of which benefit from a range of educational, recreational, and medical amenities, with the larger centres of Wrexham and Shrewsbury both lying within a reasonable commuting distance. The property is particularly well placed for access to the locally renowned Bettisfield Moss Nature Reserve.



Approximate Area = 1002 sq ft / 93 sq m
 Limited Use Area(s) = 10 sq ft / 0.9 sq m
 Garage = 193 sq ft / 17.9 sq m
 Outbuildings = 501 sq ft / 46.5 sq m
 Total = 1706 sq ft / 158.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1287045



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



SCHOOLING

Withing a convenient proximity are a number of well-regarded state and private schools, including Bronington Primary School, St.Chads Primary School, Tilstock C of E Primary School, Welshampton C of E Primary School, Sir John Talbot's School, Lakelands Academy, and Ellesmere College.

DIRECTIONS

From Ellesmere proceed on the A495 through the village of Welshampton and continue in the direction of Bronington. Just before the village of Bronington, turn right signposted Chapel Lane. Continue on this lane for 0.3 mile and the property will be located on the right hand side, identified by a 'Halls' for sale board.

THE PROPERTY

The property provides principal access via an Entrance Porch with glazing onto two sides and a door which leads immediately into cosy Sitting Room with exposed ceiling timbers, window onto the front elevation and a centrally positioned multi-fuel burner nestled within an inglenook with storage cupboards to either side, alongside a door which leads into a rear hallway where stairs rise to the first floor and an external door opens directly to the rear; with a further internal door providing access into a well-proportioned Living Room which features a continuation of the exposed ceiling timbers and ample space for seating.

Also accessed from the Rear Hallway is the Kitchen, which features a range of base and wall units alongside a window overlooking the patio area and the orchard beyond, as well as a door which leads through to a useful Utility Room containing further base units, an external door, and from where access is provided into a ground floor Cloakroom.



Stairs rise from the Rear Hall to a first floor landing where doors lead, respectively, into three Bedrooms, all of which enjoy elevated views across the surrounding countryside, and into a family bathroom which contains a white suite and partially tiled walls.

OUTSIDE

The property is approached off a quiet country track, which terminates shortly after the property, onto a parking area providing space for a number of vehicles and leading on to a detached Garage/Workshop (approx 193 sq ft) which has been separated to support vehicular storage to the front, via a metal up-and-over access door, with a pedestrian door leading into a general store to the rear.

Surrounding the property are gardens which, at present, are predominantly laid to lawn but interspersed by a number of established floral and herbaceous beds, with an attractive paved patio area situated to the rear of the cottage which provides a wonderful spot for sitting out and enjoying the serenity of the setting.

Situated to the north of the entrance is an "orchard" which contains a number of fruit trees positioned within an expanse of lawn, and also containing a substantial and versatile outbuilding (approx 7.26m x 5.44m) of predominately timber construction, this offering excellent potential for a variety of usages, be that as workshop, stabling, garaging, or general storage.

Occupying the remainder of the plot and extending to the eastern boundary, is a grazing paddock which will be of particular interest to those with equestrian or livestock interests. The Paddock is accessed via the driveway, fenced from the gardens, and is broadly flat, whilst being retained within mature tree/hedge line boundaries, with a two-bay field shelter positioned around halfway along the southern border.



THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Porch:

Sitting Room: 4.35m x 3.50m

Inner Hall:

Living Room: 4.31m x 3.71m

Kitchen: 3.10m x 2.96m

Utility Room: 2.39m x 1.81m

Cloakroom:

- First Floor -

Bedroom One: 3.67m x 3.35m (max)

Bedroom Two: 3.72m x 2.78m

Bedroom Three: 2.96m x 2.21m

Family Bathroom:

W3W

///mason.nooks.screening

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is to a private system.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

COUNCIL TAX

The property is in band 'F' on the Wrexham Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, Tel: 01691 622602.

FOR SALE

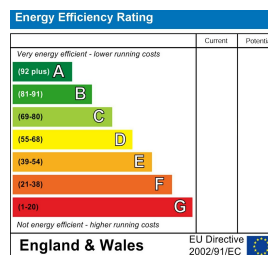
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622 602

Ellesmere Sales

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