

FOR SALE

Offers in the region of £649,995

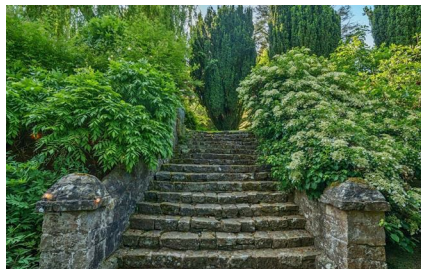
Queen Anne Cottage, Whitehurst, Chirk, Wrexham, LL14 5AS

A particularly charming Grade II* listed detached period estate cottage boasting characterful living accommodation and situated within generous and attractively presented gardens, accompanied by two open-market semi-detached bungalows, peacefully located in a secluded position close to Chirk.



Wrexham (10 miles), Oswestry (7 miles) and Chester (21 miles).

(All distances approximate)



- **Detached Cottage**
- **Period Features**
- **Generous Gardens**
- **2x Bungalows with tenants in situ**
- **Range of Outbuildings**
- **Secluded yet Convenient Location**

DESCRIPTION

Halls are delighted with instructions to offer Queen Anne Cottage and 1 and 2 West Bungalows in Whitehurst, near Chirk for sale by private treaty.

Queen Anne Cottage is elegant Grade II* listed period estate cottage which offers characterful and sympathetically presented living accommodation extending to around 713 sq ft and positioned across three floors, these comprising, on the ground floor, a Kitchen with adjoining Pantry, Bathroom, and Cloakroom, together with, to the upper floors, a spacious Living Room and two Bedrooms.

The Cottage is centrally positioned with generous and wonderfully maintained gardens which extend, in all, to around 1/3 acre, with a tree-lined driveway culminating at a gravelled parking area which leads on to areas of lawn complemented by an array of well-stocked floral beds and mature trees.

Most notably, the property is complemented by two open-market semi-detached bungalows, both of which enjoy similarly generous gardens situated in an elevated position and enjoying pleasant views, with the bungalows benefitting from a dedicated vehicular access which leads past a range of outbuildings and on to a parking area.

The bungalows provide buyers with excellent scope for multi-generational living, separation and re-sale, or a passive income stream via longer term rental or holiday letting.

SITUATION

Queen Anne Cottage is situated in a secluded yet convenient position within Whitehurst Gardens, a charming hamlet formerly contained within the grounds of Chirk Castle and now lying on the edge of the popular village of Chirk. Chirk has an excellent range of local amenities to include convenience stores, a post office, cottage hospital, schools, golf club and doctors surgery, all of which serve the daily needs of the area. The property is, also, within easy motoring distance of the larger centres of Wrexham (10 miles), Oswestry (7 miles) and Chester (21 miles) all of which have a more comprehensive range of amenities of all kinds.

W3W

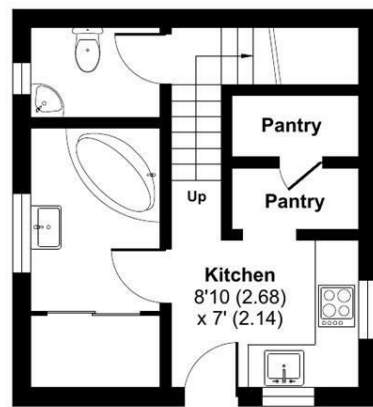
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DIRECTIONS

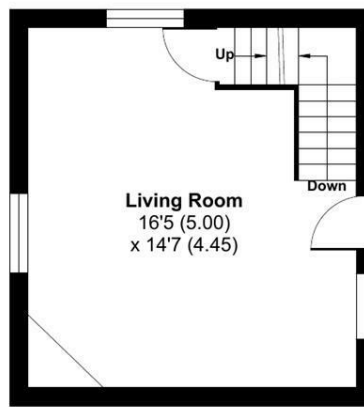
Head north on the A5 from Oswestry and continue until reaching Halton roundabout, here take the first exit to remain on the A5 and proceed for around 0.8 miles (passing over a further roundabout), until a right turn leads into Whitehurst Gardens, where the first left leads to the bungalows and the second to Queen Anne Cottage.



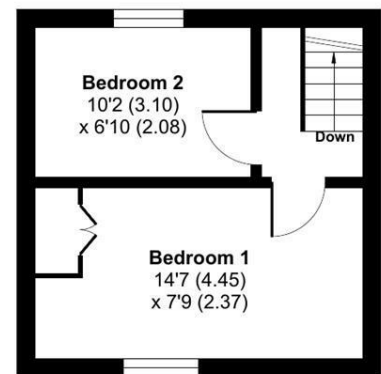
Approximate Area = 713 sq ft / 66.2 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



3 Reception
Room/s



5 Bedroom/s



3 Bath/Shower
Room/s



THE PROPERTY

The property is principally accessed via a stable-door which opens into a Kitchen featuring dual-aspect windows offering views across the gardens, and a selection of base and wall units, with a doorway opening into a recessed double-depth Pantry; leading immediately to the left from the Kitchen is a Bathroom with window onto the side elevation, white corner bath, and a substantial storage cupboard.

Stairs rise from the Kitchen to the generously proportioned Living/Dining Room which incorporates the entirety of the first floor and provides elevated views across the gardens, with a multi-fuel burner positioned with a recessed corner inglenook, alongside ample space for seating and a dining/breakfast table. Further stairs rise from the Living Room to a second-floor where doors provide access into two Bedrooms, with Bedroom One enjoying an integrated storage cupboard.

OUTSIDE

Queen Ann Cottage is elegantly positioned within generous gardens which extend, in all, to around 0.32 acres, or thereabouts, these having been lovingly maintained and nurtured by the current vendor to offer a truly tranquil oasis to complement the home. Entered via a dedicated tree-lined access which opens onto a gravelled parking area proving space for a number of vehicles, with areas of lawn bordered by well-stocked floral beds, established shrubs, and a number of mature trees, most notably a grand weeping willow and a row of yew trees which mark the boundary between Queen Ann Cottage and the West Bungalows. Situated on the eastern aspect of the cottage is a covered seating area, ideal for outdoor dining and entertaining, this leading on to a partially gravelled terrace inset with further floral beds and positioned against the backdrop of a traditional estate brick wall, with the terrace culminating at a set of stone steps which rise to further lawns.



THE ACCOMMODATION COMPRISES:

- Ground Floor -

Kitchen: 2.68m x 2.14m

Pantry:

Bathroom:

WC:

- Upper Floors -

Living/Dining Room: 5.00m x 4.45m

Bedroom One: 4.45m x 2.37m

Bedroom Two: 3.10m x 2.08m

1 WEST BUNGALOW

Approx. 600 sq ft / EPC: E (44)

Comprising: Living Room, Kitchen/Dining Room, Bedroom, and En-Suite.

With Gardens which extend to around 0.15ac and features lawns and floral beds.

Currently tenanted on an Occupation Contract at a rent of £550pcm

2 WEST BUNGALOW

Approx. 690 sq ft / EPC: E (49)

Comprising: Living Room, Kitchen/Dining Room, Bedroom One and En-Suite, Bedroom Two and En-Suite.

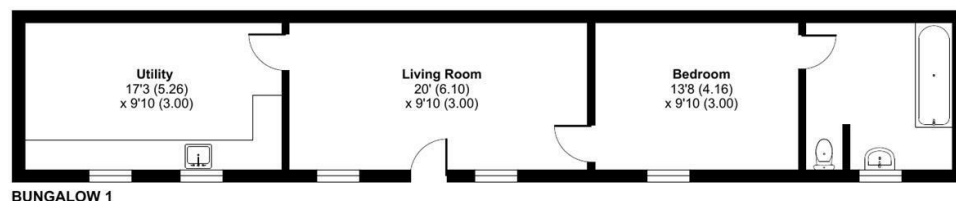
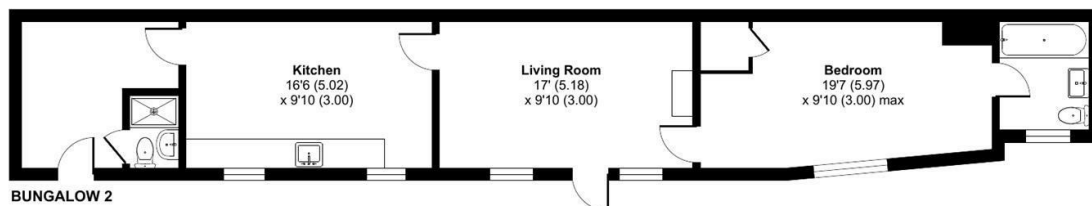
With Gardens which extend to around 0.15ac and features lawns and floral beds.

OUTBUILDINGS

Situated alongside the driveway to 1 and 2 West Bungalows are a number of useful and versatile outbuildings, these comprising Garaging, Generals Storage, and Greenhouses.



Bungalows = 1292 sq ft / 120 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). © nitchcom 2025. Produced for Halls. REF: 1296855



SERVICES

We understand that the properties have the benefit of mains water and electricity.

TENURE

All three properties are said to be of freehold tenure. Vacant possession will be offered upon completion for Queen Ann Cottage, with 1 and 2 West Bungalows offered with tenants in situ.

LOCAL AUTHORITY

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

COUNCIL TAX

Queen Anne Cottage - F / 1 West Bungalow - B / 2 West Bungalow - B

LISTING

We understand that the property is Grade II* listed.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

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

FOR SALE

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Halls 1845

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Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.gb.com



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