

**FOR SALE**

Fixed Asking Price £750,000

**The Lodge Drury Lane, Ty Broughton, Whitchurch, SY13 3BE**

The Lodge is a wonderful spacious detached family home located in a peaceful rural location with open countryside views. The spacious property comprises hall, living room, dining / family room, breakfast room, kitchen, utility & cloaks. To the 1st floor are three double bedrooms and large family bathroom. The property has large landscaped open gardens and land to just under 5 acres. Included are a range of very useful outbuildings including a shippon barn, stable block and large yard.







- Wonderful Detached Family Home
- Peaceful Rural Location
- Hall, Living Room, Family Room
- Breakfast Room, Kitchen, Utility
- Boot Room, Three Double Bedrooms
- Large Family Bathroom, Oil C.H
- Range Of Useful Outbuildings
- Gardens & Land to just under 5 acres

## LOCATION

Ty Broughton is a rural hamlet just under 5 acres from Whitchurch. Due to the quiet nature of the roads and lanes it is ideal for hacking, walking and cycling.

The village of Malpas is 4 miles away where there are local services and the main Wrexham road is about 1.5 miles from the property. There is an excellent junior school in Bronington 3 miles and other junior schools in Whitchurch, Malpas and Penley. Further afield are both private and comprehensive schools including Ellesmere College, Queen & Kings in Chester.

Tushingam Equestrian Arena is only a short distance away offering dressage and show jumping events for all levels.

Whitchurch offers excellent local shopping, recreational and leisure facilities. Whitchurch has an excellent range of cafes, restaurants and pubs. There is a championship golf course, football, cricket & rugby clubs in the town.

Whitchurch is within daily commuting distance of surrounding towns and business centres of Wrexham, Chester and Shrewsbury. Whitchurch also benefits from a main line rail link to Shrewsbury, Crewe and Manchester.

## BRIEF DESCRIPTION

The Lodge has been in the current owners family for over 70 years and has recently gone through an extensive modernisation programme which included a new roof, re wiring and re plastering of walls & ceilings. The accommodation comprises an entrance hall with feature tiled floor, living room with herringbone parquet flooring and an open fire. There is a dining / family room, breakfast room and kitchen. Adjacent to the kitchen is the utility and spacious boot room. The 1st floor comprises three double bedrooms and large family bathroom. The house has an oil fired central heating system and double glazed windows.

Outside are gardens and a range of very useful outbuildings that include a stable block, dairy and other useful store rooms / further stables. To the rear of the property are 2 grass paddocks that measure approx 4 acres.

## ACCOMMODATION COMPRISES

Front entrance door opens into the entrance hall with feature terazzo tiled floor.

Door into the

### LIVING ROOM

15'9" x 13'5" (4.80m' x 4.09m)

Feature parquet flooring, open fire place and double glazed bay window to the front and window to the side with views over the garden and paddock.

### FAMILY / DINING ROOM

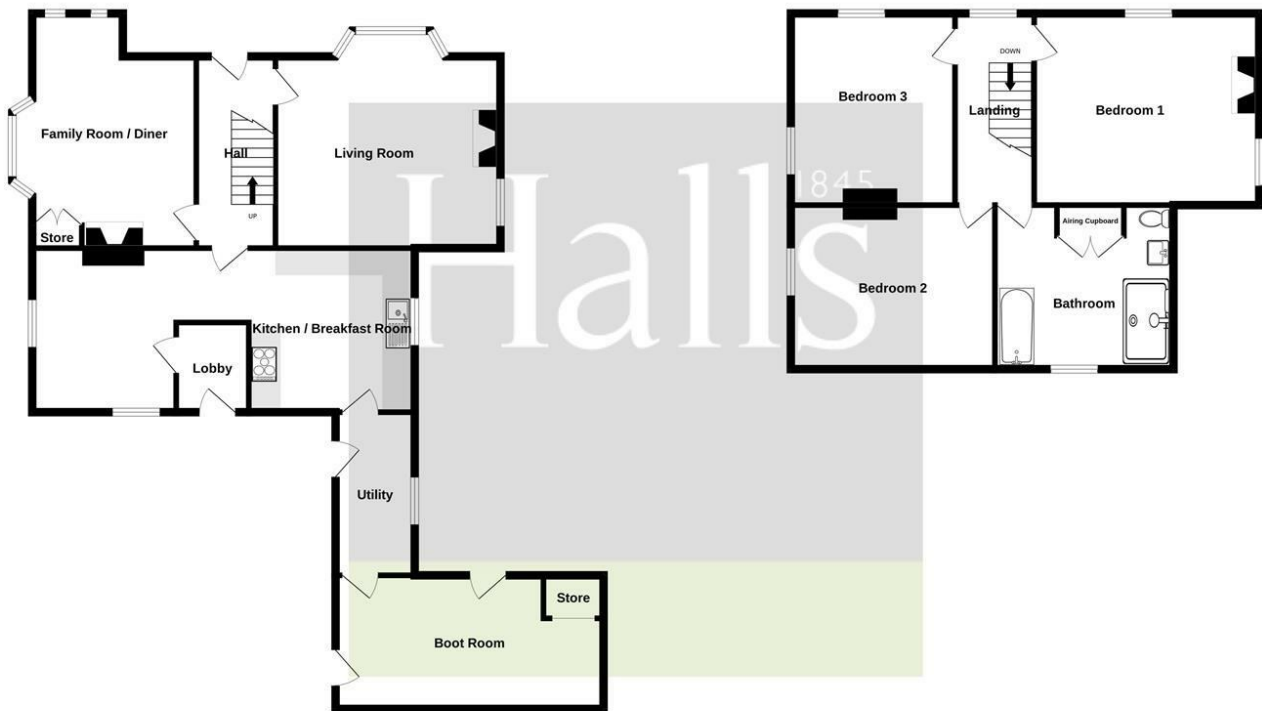
13'5" x 11'6" (4.09m x 3.51m)

Double glazed windows to the front and side with pleasant outlook over the gardens and adjoining countryside.



Ground Floor

1st Floor



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.  
Made with Metropix ©2024

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.



3 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



#### BREAKFAST KITCHEN

26'9 x 11'7 (8.15m x 3.53m)

Kitchen Area: Wide range of base units, range style cooker, drainer sink unit and extensive work top surfaces. There is a double glazed window with view over the garden and land. and door through to the utility.

Breakfast Area: There is a tiled floor, window to the front and door to vestibule with a door to the pleasant courtyard to the front.

#### UTILITY ROOM

11'5 x 5'7 (3.48m x 1.70m)

Space and plumbing for washing machine and space for a tumble dryer. There is a window to the rear, tiled floor and floor mounted oil fired boiler that has recently been serviced.

Door through to

#### BOOT ROOM

20' x 9'5 (6.10m x 2.87m)

Power & lighting, door to the rear and door to the front courtyard.

#### 1ST FLOOR LANDING

Stairs ascend from the hall and ascend to the 1st floor landing where there is a window with views over the countryside.

#### BEDROOM ONE

15'9 x 13'5 (4.80m x 4.09m)

Double glazed windows with great views over the surrounding countryside to the front & side.

#### BEDROOM TWO

13'5 x 11'7 (4.09m x 3.53m)

Double glazed windows with great views over the surrounding countryside.

#### BEDROOM THREE

13'5 x 11'7 (4.09m x 3.53m)

Double glazed windows with great views over the surrounding countryside.

#### FAMILY BATHROOM

12'7 x 11' (3.84m x 3.35m)

Modern bathroom suite comprising panelled bath, large walk in shower, low flush W.C and wash hand basin. There are double doors to the airing cupboard and double glazed window with views over the courtyard and outbuildings.

#### OUTSIDE

The property is accessed off Drury Lane to a large gravelled drive suitable for many cars. There are landscaped gardens including a sheltered and hidden garden. There is an attractive courtyard to the side of the house which is an ideal place to have breakfast and a coffee outside.

There is separate access off the lane to the outbuildings and yard.

#### SHIPPON

47' x 32' (14.33m x 9.75m)

The former Shippon & dairy has 2 individual stables/stores to the front and access into the cow shed still with its stalls in place. There are 2 further enclosed stores which would be ideal for feed and tack.

#### STABLE BLOCK

45' x 20' (13.72m x 6.10m)

This is split into 2 single stables and 1 double stable which could be split into 2 if needed. There is direct access from this onto a large rear yard which is ideal for a turnout area for horses.

#### LAND

The land is split into two similar sized paddocks bordered by hedging and fencing. Both paddocks have direct access from the lane.

#### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at [rightmove.co.uk](http://rightmove.co.uk) & [Onthemarket.com](http://Onthemarket.com)

WH1464 080424





### **DIRECTIONS**

From Whitchurch drive out on the Wrexham Road and turn right signposted Ty Broughton, Lower Wych & Malpas. After about 250 metres at the fork bear right. Continue along the lane until you arrive at a T Junction. Turn left into Drury Lane and The Lodge is located 500 metres down the road on the corner.

What 3 Words: detail.fuses.tearfully

### **COUNCIL TAX - WREXHAM**

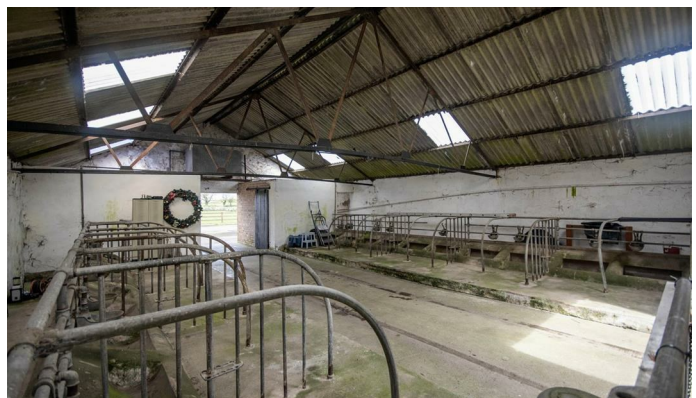
The property is in Council Tax Band G For confirmation contact Wrexham County Borough, The Guildhall, Wrexham. Tel 01978 298992 or [counciltax@wrexham.gov.uk](mailto:counciltax@wrexham.gov.uk)

### **SERVICES**

We believe that mains water and electricity are available to the property. Drainage is to a shared septic tank with the neighbouring property. The heating is via an oil fired boiler to radiators.

### **TENURE - FREEHOLD**

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.





FOR SALE

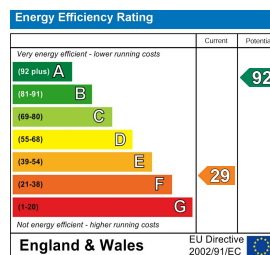
# The Lodge Drury Lane, Ty Broughton, Whitchurch, SY13 3BE



**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



01948 663 230

**Whitchurch Sales**  
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E: whitchurch@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.