



FOR SALE

Offers in the region of £550,000

London Apprentice Farm Eglwys Cross, Whitchurch, SY13 2JS

Please contact the Whitchurch branch to arrange an appointment. London Apprentice Farm is a well known property located off the Wrexham Road and was once a former coaching inn. The property is being sold with NO CHAIN and has spacious accommodation over two floors, gardens, land to just under 4 acres and a range of outbuildings including a brick built 2 storey barn. The property due to its location has a wide range of earning potential subject to planning.





- **Spacious detached farmhouse**
- **No Upward Chain**
- **Range of farm buildings & barn**
- **Land & gardens to just under 4 acres**
- **Three reception rooms, breakfast kitchen**
- **Utility, store room, 4 bedrooms**
- **Bathroom, double glazed windows**
- **Ample car parking and large car port**

LOCATION

The property is located off the Wrexham Road in a semi - rural location about 1.5 miles away from the picturesque village of Hanmer.

The village of Malpas is 5 miles away where there are local services and there is an excellent junior school in Bronnington (3 miles), Hanmer and other junior schools in Whitchurch, Malpas and Penley. Further afield are both private and comprehensive schools including Ellesmere College, Queens & Kings in Chester.

Tushingham 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.

The property is located on the Wrexham Road and would be an ideal investment opportunity, should the new owners wish to use the site for earning potential such as campsite (subject to planning), farm shop, or potential roadside café. To the rear of the property, are wonderful views up to the old Mount Cop Motte and Bailey.

BRIEF DESCRIPTION

London Apprentice Farm is a wonderful property, dating back to the 17th century and has been used as a coaching inn from when it was built, then a small holding, and more latterly a family home with land. The spacious accommodation over two floors comprises reception hall, living room, sitting room, study, large breakfast kitchen, utility, ground floor shower room, and garden room. To the first floor there is a large landing, four bedrooms and a family bathroom. The property has land, gardens and out buildings, all set within land to just under 4 acres.

There is excellent road access onto Wrexham Road and this could prove popular with those wanting to have an income from the property with all the passing trade. The outbuildings comprise large shippen barn, another separate animal barn and brick built barn running alongside the road which subject to planning, could be converted into holiday accommodation, annexe, or offices.

ACCOMMODATION COMPRISES

A large canopied front entrance porch with bench seating with a quarry tiled floor with front door opening into the reception hall.

ENTRANCE HALL

Quarry tiled floor and pine latch doors to the inner hall and reception rooms.

SITTING ROOM

Feature inglenook fireplace with log burning fire and quarry tiled hearth, exposed timbers, double glazed windows to front, and pine latched door through to the inner hall.

INNER HALL

Quarry tiled floor, exposed timbers to ceiling and door through to utility room.

UTILITY

Quarry tiled floor, worktop surface, space and plumbing for washing machine, tumble dryer and under counter fridge / freezer.

GROUND FLOOR SHOWER ROOM

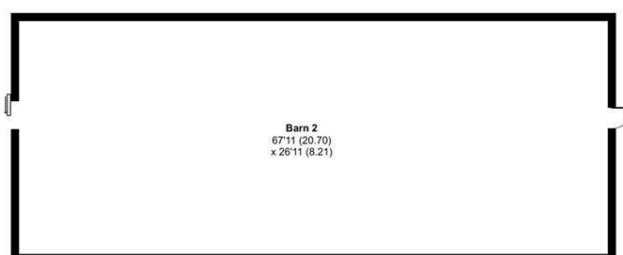
Suite comprising shower cubicle and low flush W/C and wash hand basin. There are timbers to the ceiling as well as floor and wall tiles.

GARDEN / FAMILY ROOM

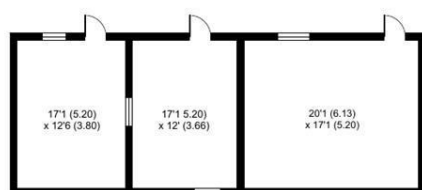
A wealth of exposed ceiling timbers, exposed brick work and a tiled floor. There is also a door through to garden and wooden latched door to study.

STUDY

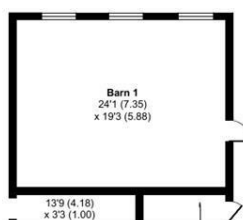
Double glazed window to the front, exposed brick wall and beams to ceiling.



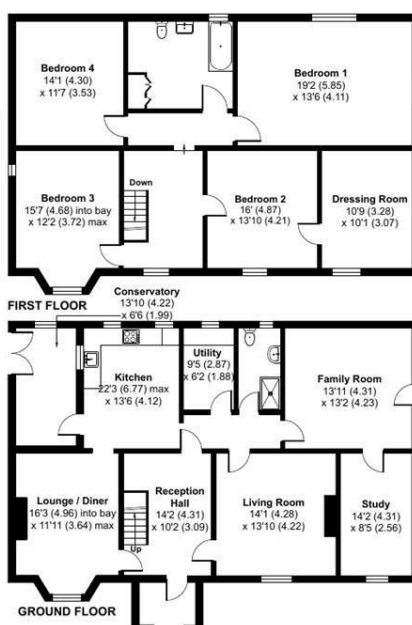
OUTBUILDING 1



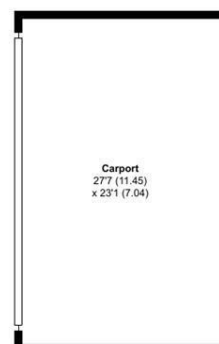
OUTBUILDING 3 / 4 / 5



OUTBUILDING 2 / 6
Store (Unmeasured)



GROUND FLOOR



Approximate Area = 2662 sq ft / 247.3 sq m (excludes store & carport)

Outbuilding = 3100 sq ft / 288 sq m

Total = 5762 sq ft / 535.2 sq m

For identification only - Not to scale





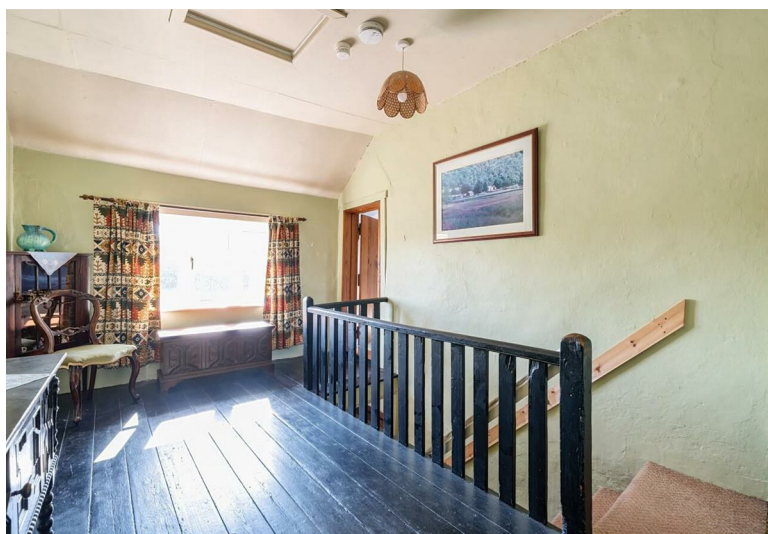
3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



LOUNGE / DINER

Bay window to the front with double glazing, fire place and door through to the hall and the kitchen.

BREAKFAST KITCHEN

Range of base units, quarry tiled floor, exposed beams and timbers and feature Rayburn. There are windows to the rear and a window and door to the rear porch.

REAR PORCH / LOBBY

Windows and door to the yard.

1ST FLOOR LANDING

Stairs ascend from the hall to the 1st floor landing. Window to the front and feature floor boards.

BEDROOM ONE (REAR)

Exposed timbers, floor boards and windows overlooking the gardens.

BEDROOM TWO (FRONT)

Windows to the front, large chimney breast and door through to the dressing room.

DRESSING ROOM

Windows to the front, wardrobes and large chimney breast.

BEDROOM THREE (FRONT)

Feature bay window to the front, second window to the side overlooking the yard.

BEDROOM FOUR (SIDE)

Windows to the side overlooking the yard, buildings and land.

BATHROOM

Large bathroom comprising bath, low flush W.C and wash hand basin. There are doors to an airing cupboard.

OUTSIDE

The property is accessed off the Wrexham Road to a large parking area and stack yard. The parking area leads to the large carport, barns and outbuildings.

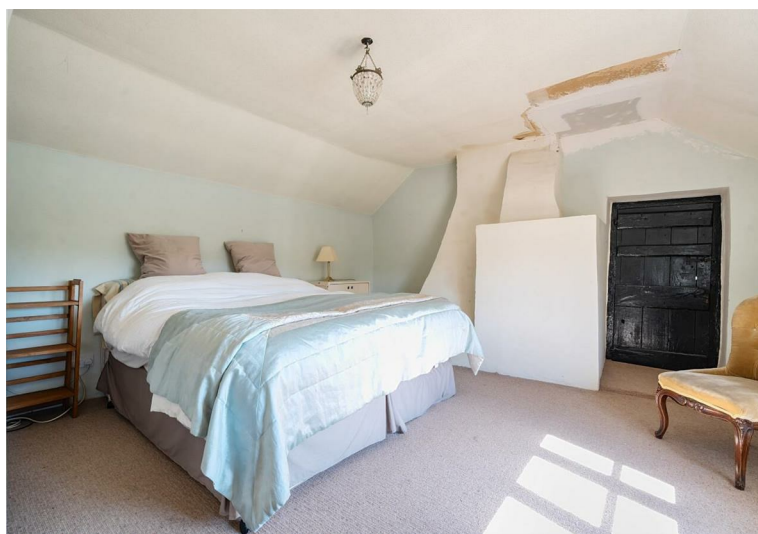
There are large gardens to the front, side and rear of the property including a small vegetable garden behind the car port. There are steps that lead up to the top paddock which is currently overgrown but would make a wonderful garden that looks over the countryside and up to Mount Cop Motte.

OPEN CAR PORT

Large open fronted car port with space for 2 or 3 cars.

BARNs

Off the yard is a brick built barn split into three individual units that would be ideal for conversion subject to planning for ancillary accommodation or even holiday lets.



SHIPPON BARN & CATTLE SHED

Off the stack yard is a large shippon barn with access at both ends. Adjacent to this is a further cattle shed and store. To the front of this is an animal turn out area that directly leads out onto the land.

LAND

There is excellent grazing land ideal for livestock and the land measures to approx. 3 acres.

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 & Onthemarket.com
WH1611 090425 (Draft Details)

DIRECTIONS

From Whitchurch drive out on the Whitchurch Road for just over 4 miles and London Apprentice Farm is located on the right hand side just before the turning for Hanmer.

What 3 Words: universe.readjust.cobras

COUNCIL TAX - WREXHAM

The property is in Council Tax Band G. For confirmation of these Council Tax details, contact Wrexham County Borough Council.

SERVICES

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

TENURE - FREEHOLD

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

ANTI-MONEY LAUNDERING (AML)

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.



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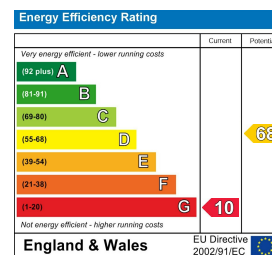
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663230

Whitchurch Sales

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



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