



DARWIN OAKS

GRANGE BARNS | BRONINGTON | SY13 3HL





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Bronington village 0.5 mile | Whitchurch 5 miles | Ellesmere 7 miles | Wrexham 12.5 miles | Chester 24 miles
(all mileages are approximate)

A SPECTACULAR AND SPACIOUS 4,000 SQUARE FOOT BARN
CONVERSION WITH LARGE, LANDSCAPED GARDENS AND PADDOCK TO
APPROXIMATELY 1.75 ACRES.

Large Family Barn Conversion
Four Reception Rooms
Large Open Plan Kitchen/Diner/Family Room
Five Double Bedrooms and Three Bathrooms
Parking for Four Cars and a Double Garage



Whitchurch Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

This wonderful family home is presented to an exceptional standard. Upon entry to the property as you open the front door, you are greeted by a striking reception hall. Off which are the principal reception rooms, study and guest cloakroom. There is a large open plan kitchen/family /dining area and a utility with pantry and gardener's loo.

To the first floor is a large galleried landing master bedroom suite with dressing room and en-suite bathroom. There are four further double bedrooms and two bathrooms. The property has LPG gas heating and double-glazed windows.

SITUATION

The property is situated just on the edge of the village of Bronington with Whitchurch just 5 miles away and Ellesmere 7 miles away. There are lots of local walks and Whixall Moss is close by which is great for walking and hacking. Locally in the village is a junior school and there are secondary schools in Whitchurch & Penley.

Whitchurch has a great range of local shopping with a wonderful and vibrant high street with local shops, restaurants and pubs. There are four supermarkets, sports and leisure facilities with a new swimming pool. Whitchurch has a railway station and offers great access to the road network for Shropshire, the Northwest, Mid & North Wales.

PROPERTY

The accommodation comprises a large reception hall with Karndean wood flooring, a boot room and cloak with W.C., and wash hand basin. There are glazed panels and oak doors that open into the living room and dining room which share a double fronted log burning stove. Both rooms have double doors opening into the gardens. Off the hall is also a spacious study with wood effect flooring. There is a wonderful large open plan kitchen/family room/dining room.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Halls. REF: 1325478

The kitchen is just three years old and has a wide range of cupboards, extensive Quartz worktops and a large central island and breakfast bar. The kitchen has integrated appliances including dishwasher, full height fridge, two ovens, microwave oven and induction hob with retractable extractor fan. Off the kitchen is a utility room with cupboard space, work tops, plumbing for washing machine and space for a fridge freezer.

There is a window and door to the garden. There is a pantry which is accessed from the utility and has a W.C and wash hand basin.

To the first floor is a master bedroom suite with walk in dressing room and large en-suite bathroom. There is a guest bedroom with en-suite shower room, three further double bedrooms and a family bathroom.

Approximate Area = 3894 sq ft / 361.7 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





GARDENS AND GARAGING

The development is accessed from Grange Road to a courtyard. Here there are two allocated spaces to the front and two further spaces in front of the double garage. The garage has a timber folding door, as well as power and lighting.

The gardens have been beautifully landscaped and comprise a patio garden off the dining area of the kitchen which opens out into the formal gardens. The gardens are laid to lawn with a central wildlife pond. The lawn is bordered by mature flower borders with a wide variety of specimen plants, trees and shrubs. The garden has a greenhouse, a garden shed, and access into the paddock.

THE PADDOCK

The paddock also has a separate vehicular access to the rear of the neighbouring properties. There is a large kitchen garden and a further wildlife pond to the back of the paddock. The paddock has a number of specimen trees and can be used for recreational grazing of horses.

SCHOOLING

The property lies within a convenient proximity to Bronington Primary School. There are secondary schools close by in Whitchurch and Penley. There are number of well-regarded private schools locally and these include Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

The property has the benefit of mains water and electricity. Drainage is via a shared sewage treatment plant and heating LPG fired boiler with shared tank.

LOCAL AUTHORITY

Wrexham Borough Council

The Guildhall, Wrexham, LL11 1AY.

COUNCIL TAX

Council Tax Band – H

DIRECTIONS

What3Words [///topmost.winds.marine](https://www.what3words.com/#!/topmost.winds.marine)

From Whitchurch drive out on the Wrexham Road A525 and after about 1.5 miles turn left onto the Ellesmere Road A495. Turn right into the village of Bronington and follow the road through and at the T junction turn left into Grange Road and the barns are located down on the left after about 1/2 a mile. As you drive into the courtyard you can park in the spaces in front of the property.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



