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Wisteria House, Worthenbury, LL13 0AW

Within the rural village of Worthenbury, Wisteria House is a characterful three-bedroom cottage offered with no upward chain, featuring exposed beams, latch doors, a lounge with a brick fireplace and log burner, a dining room leading into the kitchen with French doors to the courtyard, three bedrooms including a master with en suite, a family bathroom, and a private outdoor space with a courtyard, pergola walkway, lawned garden, mature trees, a gravelled area and a timber summer house.

Offers in the Region of
£335,000

Wisteria House, Worthenbury, LL13 0AW

Overview

- Delightful three bedroom character cottage
- Full of charm with exposed beams and traditional latch doors
- Two reception rooms-both with log burners
- Rear Courtyard and Large Rear Garden
- Master bedroom with an ensuite
- Family Bathroom
- Popular Village Location
- No Upward Chain
- Master En Suite and Family Bathroom
- EPC E, Council Tax Band E



Wisteria House is a three-bedroom cottage in the heart of Worthenbury, offered for sale with no upward chain and rich in traditional features. The property is full of character, with exposed timber beams, traditional latch doors and a warm, homely feel throughout. The ground floor includes an inviting entrance hall, cloakroom and a cosy lounge centred around a brick fireplace with a log burner. A separate dining room with its own log burner leads through to the kitchen, where French doors open directly onto the rear courtyard, creating a natural link between indoor and outdoor spaces. Upstairs, there are three bedrooms: two doubles and a single. The master bedroom has its own en suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the cottage continues to impress with a private rear courtyard and a timber pergola walkway guiding you through to a generous garden. The garden is mainly laid to lawn, complemented by mature trees, a gravelled area and a timber summer house.

LOCATION

The property is located in a conservation area in the village of Worthenbury which is situated near to the English and Welsh border and is a beautiful village with historic church, surrounded by beautiful countryside. It is approximately 5 miles from Malpas which is a large, busy village in South West Cheshire, enjoying the benefits of several schools with excellent Ofsted reports, restaurants and pubs, and a selection of shops. The larger towns of Wrexham, Whitchurch and Chester are within 8 to 15 miles approximately. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities.



Your Local Property Experts

01948 667272



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band E. Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

SERVICES

We are advised that mains electricity and water are available. LPG heating. Private drainage via septic tank. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch take the A41 towards Chester, upon reaching the Horse & Jockey inn take the left hand turn before and travel into Malpas. In the centre of Malpas take the left hand turn at the Cross into Church Street and follow this road for approximately 5 miles into Worthenbury village where the property can be found on the right hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

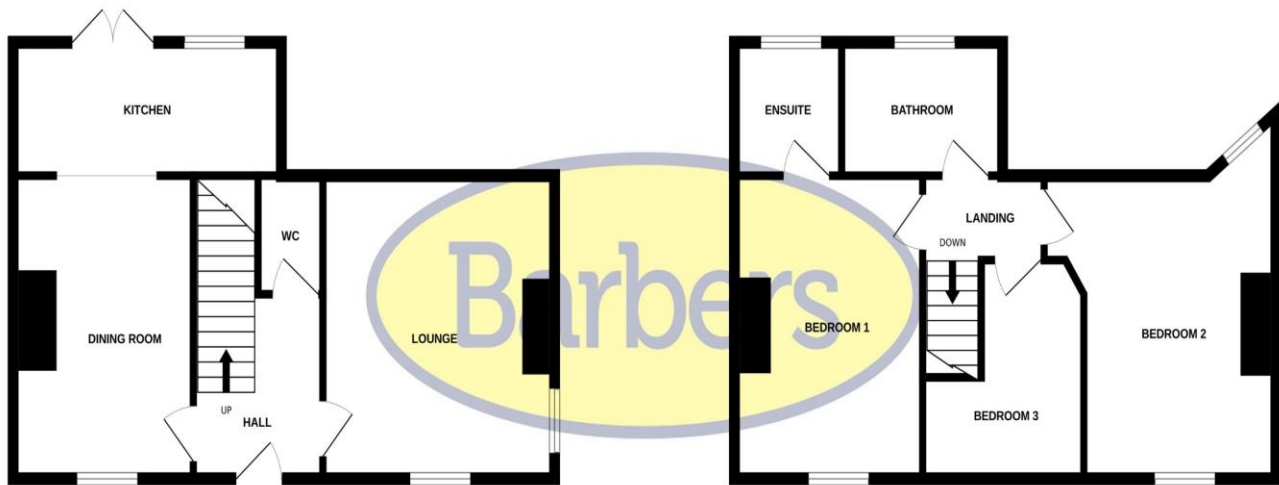
AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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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.
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LOUNGE

13' 9" x 12' 8" (4.19m x 3.86m)

DINING ROOM

13' 4" x 10' 4" (4.06m x 3.15m)

KITCHEN

14' 5" x 6' 0" (4.39m x 1.83m)

BEDROOM ONE

13' 9" x 10' 4" (4.19m x 3.15m)

EN SUITE

6' 0" x 5' 9" (1.83m x 1.75m)

BEDROOM TWO

14' 2" x 9' 4" (4.32m x 2.84m)

BEDROOM THREE

10' 8" x 8' 8" (3.25m x 2.64m) max

BATHROOM

8' 3" x 6' 0" (2.51m x 1.83m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

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Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.