



FOR SALE

Offers in the region of £450,000

Plough Farm Worthenbury, Wrexham, LL13 0AW

Situated in the charming village of Worthenbury, this delightful, detached character property offers an impressive 1,700 square feet of accommodation and is offered with no chain. The home boasts three spacious and versatile reception rooms, three well-appointed bedrooms and three bathrooms, including en-suite facilities. The property offers generous parking capacity for multiple vehicles and is surrounded by picturesque countryside.





- Spacious Detached Family Home
- Village Location, No Chain
- Hall, Three Reception Rooms
- Kitchen, Utility, Three Bedrooms
- Three Bathrooms, Gardens
- Ample Parking, Detached Garage

LOCATION

Plough Farm, in the popular village of Worthenbury, is situated on the borders of Cheshire, Shropshire and Wales. The village is surrounded by attractive open countryside. With its well-known and historic church, the village has grown in recent times, taking great care not to lose its rural attraction. The nearby villages of Bangor-on-Dee (2 miles) and Malpas (5 miles) have useful local amenities, and the larger centres of Wrexham, Chester and Whitchurch are within easy motoring distance.

BRIEF DESCRIPTION

Halls are thrilled to be favoured with the instructions from the vendor to sell Plough Farm by private treaty.

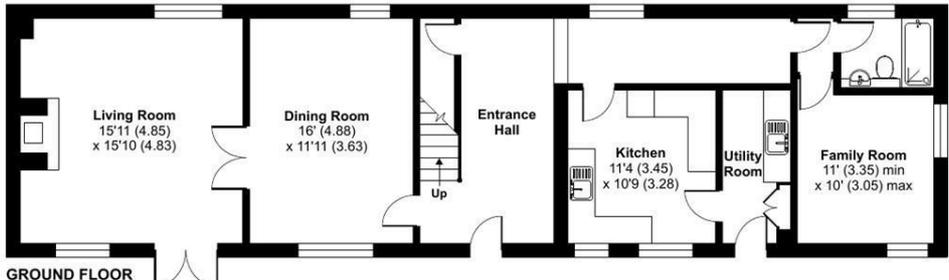
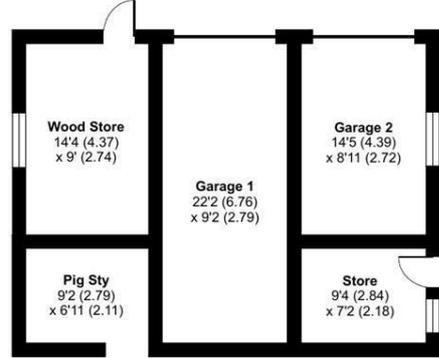
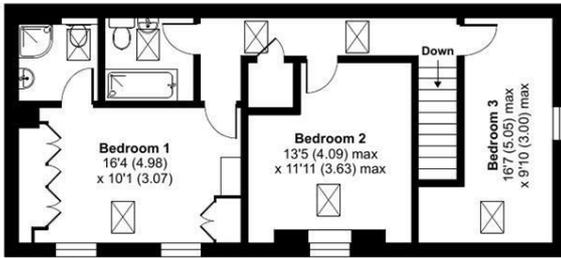
This spacious, mature, detached family home is being sold with NO CHAIN. It is presented to an excellent standard and has many period features including pine latch doors and exposed beams throughout. The main entrance door is to the rear of the property and opens into a large reception hall with a tiled floor and stairs with useful storage underneath. To the left of the entrance hall, there is a dining room with windows to the front and rear, exposed beams and a plate rack around the entire room. Double doors lead through to the living room which has a feature brick fireplace with multifuel burner, exposed timbers, windows to the front and rear and double doors to the garden.

Returning to the entrance hall, two steps down take you to a rear hallway which leads to the kitchen and utility. The well-fitted kitchen has a wide range of cupboards, stone-effect worktops, a drainer-sink unit, electric double oven and hob. There is space for a fridge-freezer and plumbing for a dishwasher. The windows overlook the gardens and there is a door through to the utility room. The utility has base and wall units, worktops, a drainer-sink unit and space and plumbing for a washing machine and tumble dryer. There is a stable door leading outside and a floor-mounted boiler.

Further down the rear hallway, doors lead to a sitting room/ground floor bedroom. There are exposed timbers, windows on two walls and two arched recesses. Adjacent to this room is a modern, ground floor bathroom which comprises a panelled bath with electric shower over, vanity unit with wash-hand basin, low-flush WC, floor and wall tiles and window to the front.



Approximate Area = 1768 sq ft / 164.2 sq m
 Outbuilding = 650 sq ft / 60.4 sq m
 Total = 2418 sq ft / 224.6 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). © nchecom 2026. Produced for Halls. REF: 1414896



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



3 Bath/Shower Room/s



Stairs ascend from the reception hall to the first-floor landing, where there is an airing cupboard and three skylights. The master bedroom has fitted wardrobes and drawers, a skylight and two windows to the rear. A door leads to an en-suite which comprises a shower enclosure, low-flush WC, and wash hand basin. There is also a towel radiator and skylight. There are two further spacious bedrooms and a family bathroom with panelled bath with shower over, low-flush WC, wash hand basin and towel radiator. The property has oil-fired heating and double-glazed windows.

OUTSIDE & GARDENS

The property is accessed from the road through a set of gates into the drive and parking area which is ample for multiple cars. There is a detached outbuilding with two double garages and two storerooms (one with stable doors) which offers scope for redevelopment or conversion (subject to planning permission).

The property has large well-maintained garden, with a flat lawn surrounded by borders with a well-stocked variety of plants, trees and shrubs. The garden backs on to fields and open countryside.

DIRECTIONS

From Bangor on Dee drive out on the B5069 to Worthenbury for about 2 miles. Drive over the small hump back bridge and Plough Farm is on the left hand side marked by the Halls board.

WHAT 3 WORDS

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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.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1749 160226

COUNCIL TAX - WREXHAM

The property is in Council Tax Band H on the Wrexham Council Tax Register.

SERVICES

We believe that mains water and electricity are available to the property. Drainage is to a septic tank. 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.



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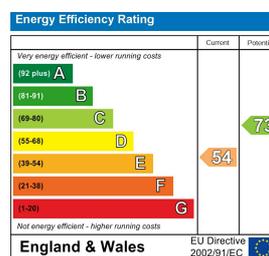
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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