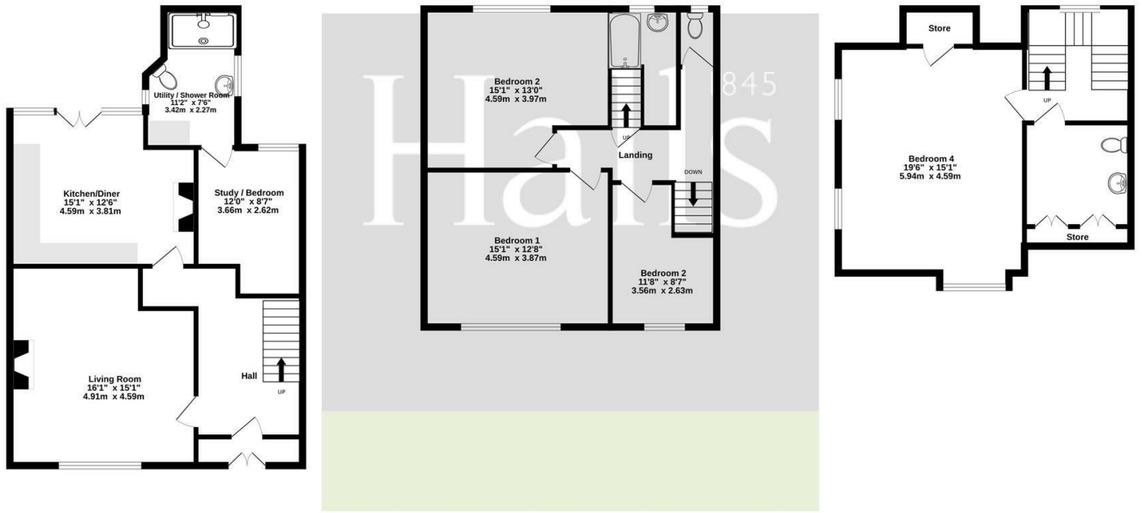
Ground Floor
704 sq.ft. (65.4 sq.m.) approx.

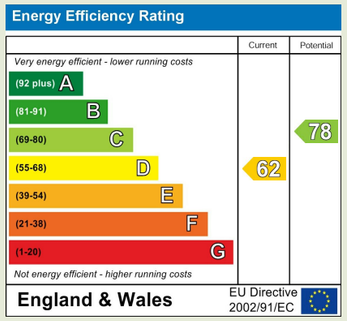
1st Floor
609 sq.ft. (56.6 sq.m.) approx.

2nd Floor
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1779 sq.ft. (165.3 sq.m.) approx.

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 ©2026



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

WHITCHURCH SALES

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

01948 663230 whitchurch@hallsgb.com

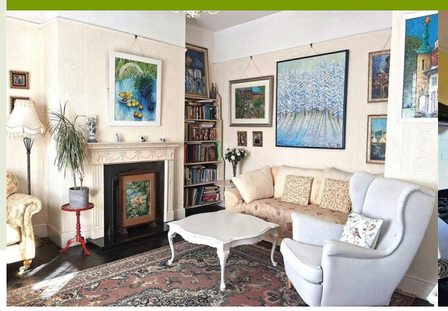
www.hallsgb.com

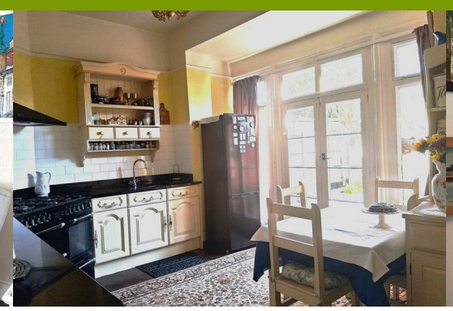
1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property 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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.

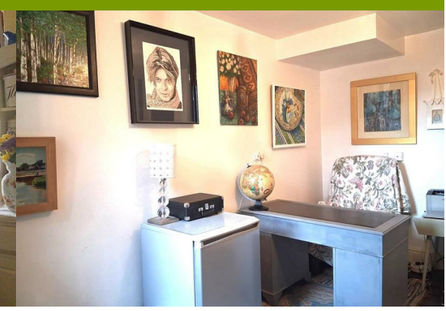


BARGATES HOUSE BARGATES

| WHITCHURCH | SHROPSHIRE | SY13 1LN







Bargates House is a spacious family home located close to the centre of Whitchurch. The property comprises an entrance hall, living room, study / bedroom, kitchen / diner, ground floor shower room & W.C. There are three bedrooms, bathroom and W.C on the first floor and a large fifth bedroom and W.C to the second floor. There is off street parking and a large rear garden.

Offers in the region of £425,000



1 5 2 D

- **Spacious Period Family Home**
- **Close to the Centre of Whitchurch**
- **Many Period Features**
- **Off Street Parking**
- **Large Enclosed Rear Garden**
- **Viewing is Essential**

Location - Whitchurch

The property is located within the historical centre of Whitchurch, Shropshire's most historic market town, being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities. There is also a junior school on the doorstep and the railway station is only 1/2 of a mile away.

The Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

Brief Description

Halls are delighted to be instructed to sell Bargates House for sale by private treaty.

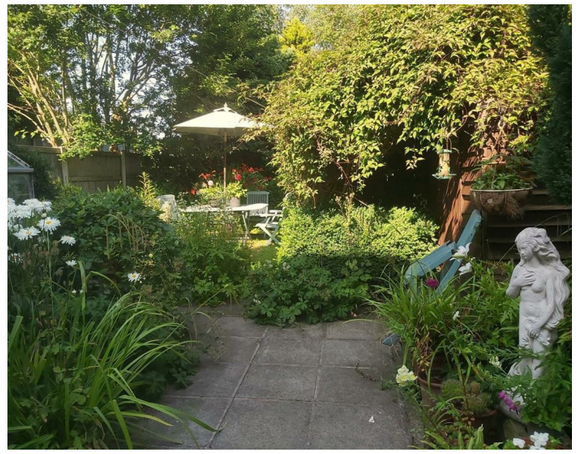


This iconic semi-detached period house dates back to Georgian times and was once owned by the Bishop of London and then after by the Royal Gallery of London. The property has recently undergone a programme of modernisation and eco improvements including insulation and a new boiler. The property has period features including high ceilings, picture rails and wooden flooring. There is off street parking to the front and there are steps leading to the new front door that opens into the porch. There is a front door with feature stained glass surround that opens into the spacious reception hall with terrazzo tiled floor beneath the carpet. There is a large living room to the front with feature fireplace and large picture window to the front. The lounge also has a herring bone parquet floor. Off the hall is a door to a study / ground floor bedroom with window to the rear and door to the cloaks & shower room. This comprises a walk-in shower, wash hand basin and W.C. Within the room is also plumbing for a washing machine.

Also off the hall is a door to the spacious Kitchen / Diner. The kitchen has a wide range of base and wall mounted units, granite work tops, worktop surfaces and a drainer sink unit. There is a range style cooker, space for a fridge freezer, herringbone parquet flooring and French doors to the gardens.

Stairs ascend from the reception hall to the first-floor landing. There are three spacious bedrooms to this floor and a bathroom with bath and wash hand basin. Adjacent to the bedroom is a separate W.C.

There is a door from the landing to a staircase leading to the second-floor landing. There is space and plumbing on the 1/2 landing of the staircase for a small kitchenette to provide a small self-contained apartment within the house ideal for a family member looking for independent living. Off the landing is a door to a cloakroom with W.C and wash hand basin. The room is big enough to install a shower. The second floor has a large fifth bedroom which has multiple aspects and is currently used as the seller's art studio.



Outside & Gardens

The property is accessed off Bargates to a drive that leads to the front of the house where there is a gravelled parking space and adjacent parking area. There is a door that leads to an alley to the rear garden. The rear garden has a pleasant sitting area with flower borders, brick built former outhouse, timber framed shed and greenhouse. The main rear garden is split into two lawned areas with flower borders, mature trees & shrubs. There is a 2nd area for sitting and there is space at the bottom of the garden for a summer house / home office.

Directions

The property is located just off Bargates Roundabout at the bottom of Chester Road, Tarporley Road & Bargates.

What 3 Words

///lions.incur.spinning

ANTI-MONEY LAUNDERING (AML) CHECKS

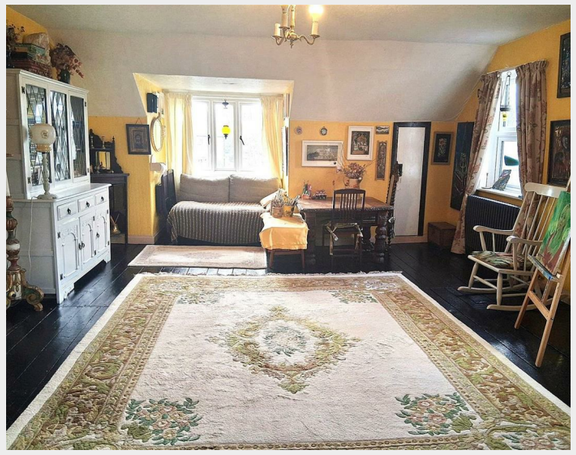
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (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, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH18 210926

Local Authority - Shropshire

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND



Council Tax - Shropshire

The current Council Tax Band is 'D' on the Shropshire Council Register.

Schooling - Whitchurch

The property lies within a convenient proximity to a number of well regarded state and private schools including Whitchurch CE Junior Academy, Whitchurch CE Infant School , SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

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