

**FOR SALE**

Offers Over £425,000

1 Bay Tree Barns Mill Road, Bronington, Whitchurch, Shropshire, SY13 3HJ

This wonderful barn conversion offers spacious accommodation over two floors and is ideal for a growing family or for those that are downsizing. The property is presented to a great standard and will be available with No Chain. The property comprises entrance hall, living room, dining room, breakfast kitchen. W.C / utility. There are four bedrooms and two bathrooms. There are landscaped gardens, parking and a garage. It has oil central heating and double glazed windows.



Bronington village 0.5 mile, Whitchurch 5 miles, Ellesmere 7 miles, Wrexham 12.5 miles, and Chester 24 miles. (All distances are approximate)



- Spacious Barn Conversion
- Hall, Living Room, Dining Room
- Breakfast Kitchen, W.C / Utility
- Four Bedrooms, Two Bathrooms
- Landscaped Gardens and Patio
- Parking and Detached Garage
- Semi Rural / Village Location
- No Upward Chain

Location

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 is a local shop / cafe due to re open soon and The Hanmer Arms pub in Hanmer is 2 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.

Brief Description

Halls are delighted to be instructed to sell 1 Bay Tree Barns by private treaty.

This wonderful barn conversion is presented to an excellent standard and is available with No Chain. There is an entrance hall with ornate radiator and latch door through to a cloakroom / utility. It has a W.C, wash hand basin, worktops and plumbing for a washing machine. The boiler is also situated in this room. From the hall there is a door through to a large living room with feature brick fire place with an LPG cast iron stove, exposed timbers and French doors to the courtyard and the gardens. There is an open doorway from the hall to the dining room and like the lounge has exposed timbers and floor boards.

There is a charming breakfast kitchen with wooden cupboards and worktops. It has a feature brick recess for the LPG range style oven, space for island or table, Belfast style sink, window to the courtyard and window and stable door to the gardens. There is space for an American Fridge Freezer and plumbing for a dishwasher.

The stairs ascend from the hall to the 1st floor landing which has exposed timbers and brick work and a window overlooking the courtyard to the front. There is a master bedroom with exposed timbers, floor boards, two windows and an ensuite with shower, wash hand basin with Fired Earth splash tiles and W.C. There are three further bedrooms and a family bathroom which has a panelled bath with shower over, wash hand basin with Fired Earth splash tiling and low flush W.C.

The property has oil fired heating and double glazed windows.



2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



Outside & Gardens

The property is accessed off Mill Road over a shared drive with the neighbouring properties. The drive continues to the parking area in front and to the side of the garage. The detached brick built garage has power and lighting. There is a gate from the parking area that leads into the gardens and there is a brick path that leads to the door into the property. The gardens are laid to lawn with mature flower borders. There is also a large brick paved seating area and garden shed. There is access down the side of the property to the courtyard where there is a paved sitting area outside the living room.

Directions

From Whitchurch drive out on the A525 for about 4 miles and turn left into Mill Road where it is sign posted Little Green & Bronington. Follow the road for about 1 mile and the Bay Tree Barns are located on the left hand side.

What 3 Words

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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.

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
WH1650 140825

Council Tax - Wrexham

The property is in Council Tax Band F on The Borough of Wrexham's register.

Services - All

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

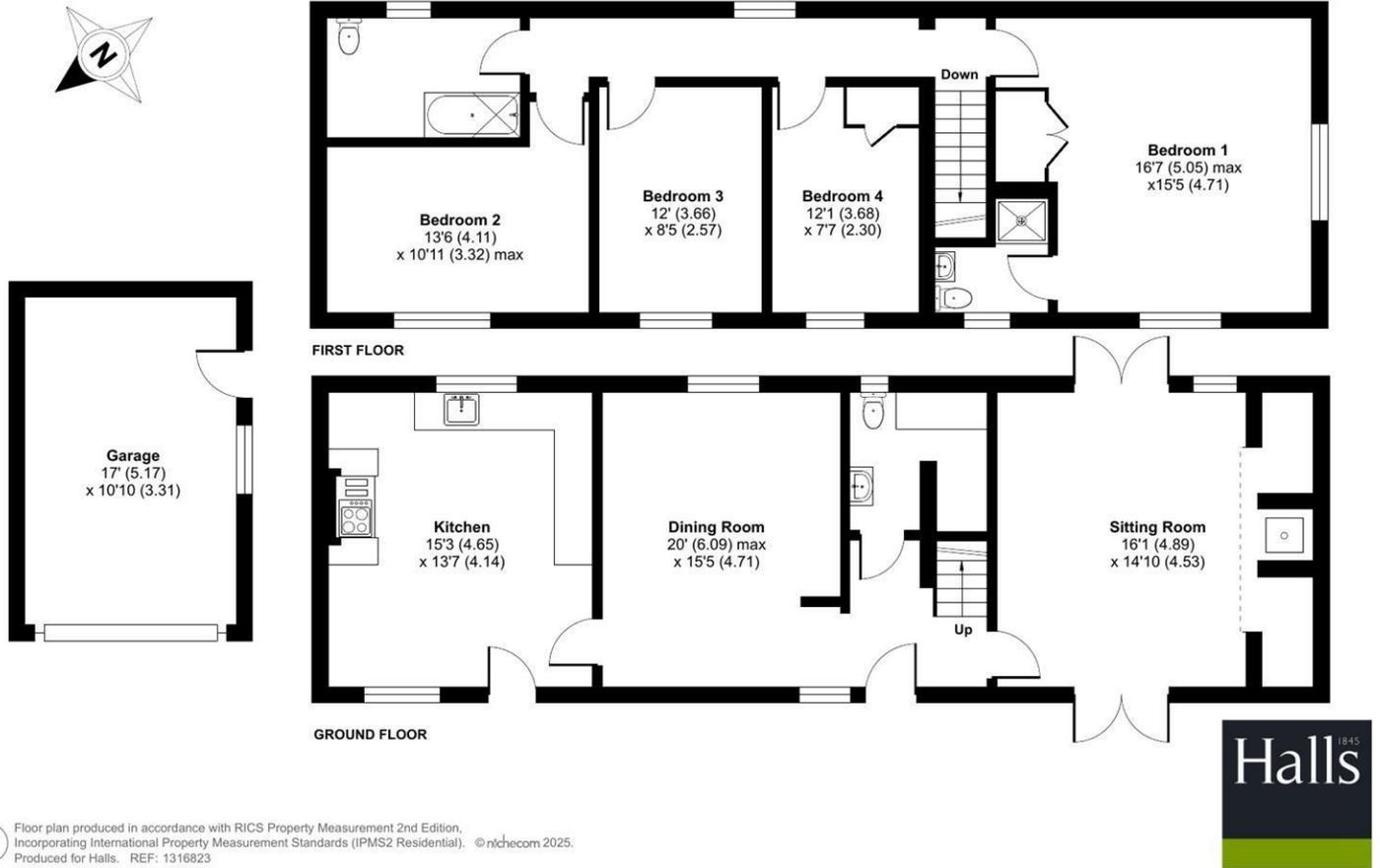
Tenure - Freehold

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

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Approximate Area = 1544 sq ft / 143.4 sq m
 Garage = 184 sq ft / 17 sq m
 Total = 1728 sq ft / 160.4 sq m
 For identification only - Not to scale



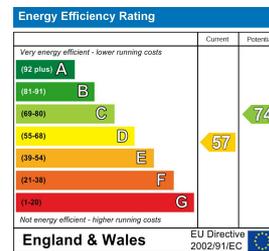
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

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 Ratings



01948 663230

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