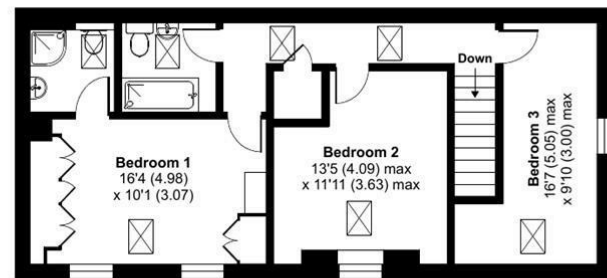
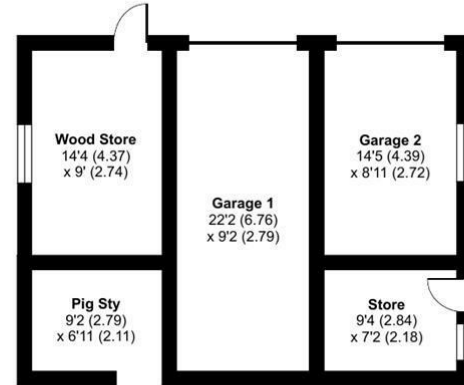




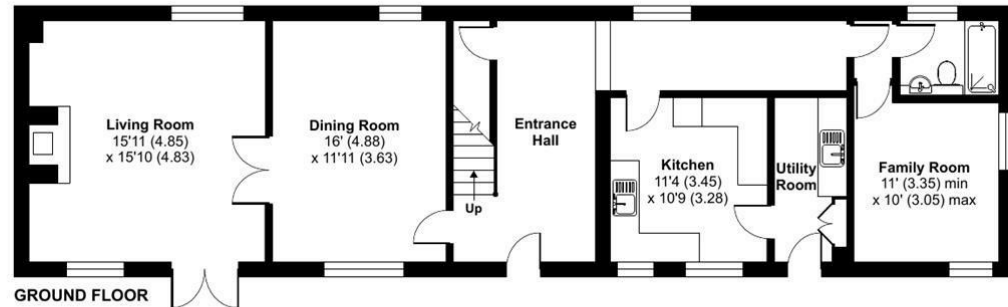
Approximate Area = 1768 sq ft / 164.2 sq m
 Outbuilding = 650 sq ft / 60.4 sq m
 Total = 2418 sq ft / 224.6 sq m
 For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



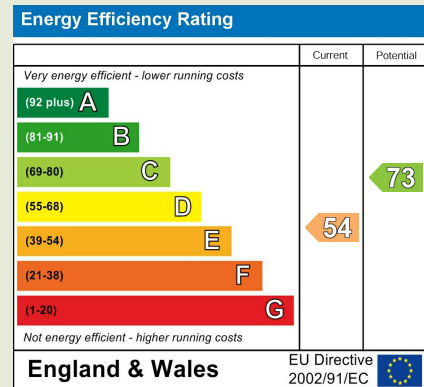
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2026. Produced for Halls. REF: 1414896



PLOUGH FARM WORTHENBURY | WREXHAM | LL13 0AW

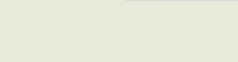


Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

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.



WHITCHURCH SALES

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

01948 663230 ✉ whitchurch@hallsgb.com

www.hallsgb.com



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.

Offers in the region of £450,000

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. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. 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.



- Spacious Detached Family Home
- No Upward Chain
- Located in the Heart of the Village
- Viewing Highly Recommended
- Backs onto Fields
- 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.



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

///journals.debut.fits



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.