



Wood Farm, Breaden Heath, SY13 2LQ

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**Offers In Region Of £960,000**



A stunning five bedroom barn conversion with a self-contained one bedroom annexe in the peaceful rural hamlet of Breaden Heath. Set on a spacious plot with established gardens, indoor swimming pool, large pond and detached triple-bay garage. Viewing is highly recommended.

- Five Bedroom Detached Barn Conversion
- With Self-Contained One Bedroom Annexe
- Peaceful Rural Location
- Large Plot with Established Gardens
- Indoor Swimming Pool
- Detached Triple-Bay Garage with useful room above
- Substantial Accommodation- approx. 3400 square feet
- EPC D, Council Tax Band H



An exceptional five-bedroom detached barn conversion with a self-contained one-bedroom annexe, set within the idyllic rural hamlet of Breaden Heath, yet conveniently positioned between the market towns of Whitchurch and Ellesmere. Extending to approximately 3,400 sq ft, this impressive home is rich in character and charm, showcasing exposed beams, latch doors, and beautifully proportioned rooms throughout. The accommodation is both generous and versatile, making it ideally suited to family life or multi-generational living.

The ground floor comprises a welcoming entrance hall, a spacious sitting room featuring full-height windows and two sets of French doors opening directly onto the gardens, a separate lounge, office, country-style kitchen, dining room, utility room and bathroom. To the first floor are five well-proportioned double bedrooms, including two master suites with dressing areas or walk-in wardrobes and en suite shower rooms. A further bedroom benefits from its own en suite bathroom, while the remaining two are served by a family bathroom. The self-contained one-bedroom annexe provides excellent independent living space, comprising an open-plan lounge/kitchen, comfortable bedroom and a well-appointed bathroom. This flexible accommodation is ideal for guests, dependent relatives or multi-generational living, with the main house itself also offering excellent scope for shared yet independent living.

Set within a large and beautifully maintained plot, the gardens are a true highlight of the property. Expansive lawns are complemented by paved patio areas and gravel sections, ideal for outdoor dining and entertaining. A wealth of mature shrubs, plants and trees - including a variety of fruit trees - create a peaceful and private haven that can be enjoyed throughout the year. To the front of the property, a large pond provides a tranquil focal point and attracts an abundance of local wildlife, further enhancing the natural beauty of the setting.



The property also benefits from the rare luxury of an indoor swimming pool, offering year-round enjoyment. The pool area is complemented by a changing area, shower and WC, while an adjoining versatile room offers excellent potential for use as a gym, studio or leisure space.

A substantial driveway provides ample parking and leads to a detached, open-fronted triple-bay garage, offering extensive storage. Above the garage is a useful additional room, providing further flexibility and suitable for a variety of uses such as a home office, games room or studio.

Despite its peaceful rural setting, the property is well connected. Whitchurch and Ellesmere both offer a wide range of local amenities and primary and secondary schooling, with Ellesmere also home to the highly regarded Ellesmere College. Hanmer village, located just two miles away, provides everyday conveniences including a village store with post office and a welcoming pub/restaurant.

A truly special home, combining space, character, flexibility and lifestyle in a highly desirable rural location.



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## LOCATION

The property is situated in the rural hamlet of Breaden Heath and the charming village of Hanmer is approximately 2 miles away which benefits from having a Village Store with Post Office, Primary School, Pub, Church and Mere. The market town of Ellesmere is approximately 5 miles away and is famed for its location next to 'The Mere', one of nine glacial meres or shallow lakes in the local area. Ellesmere, which has requirements for daily living including a weekly market. It also offers primary and secondary schools and the renowned Ellesmere College. The historic market town of Whitchurch is approximately 8 miles away and is a busy, historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 12 to 25 miles approximately.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains electricity and water are available. Oil central heating. Swimming pool heating via air source heat pump. Private drainage via sewerage treatment plant. 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/>

## 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.

## DIRECTIONS

From Whitchurch take the A525 towards Wrexham then turn left on the A495 signed Ellesmere. Continue for approximately 5 miles then take the right hand turn towards Breaden Heath, continue on for approximately 1 mile and the entrance for Wood Farm can be found on the right hand side.

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE

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

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## AML REGULATIONS

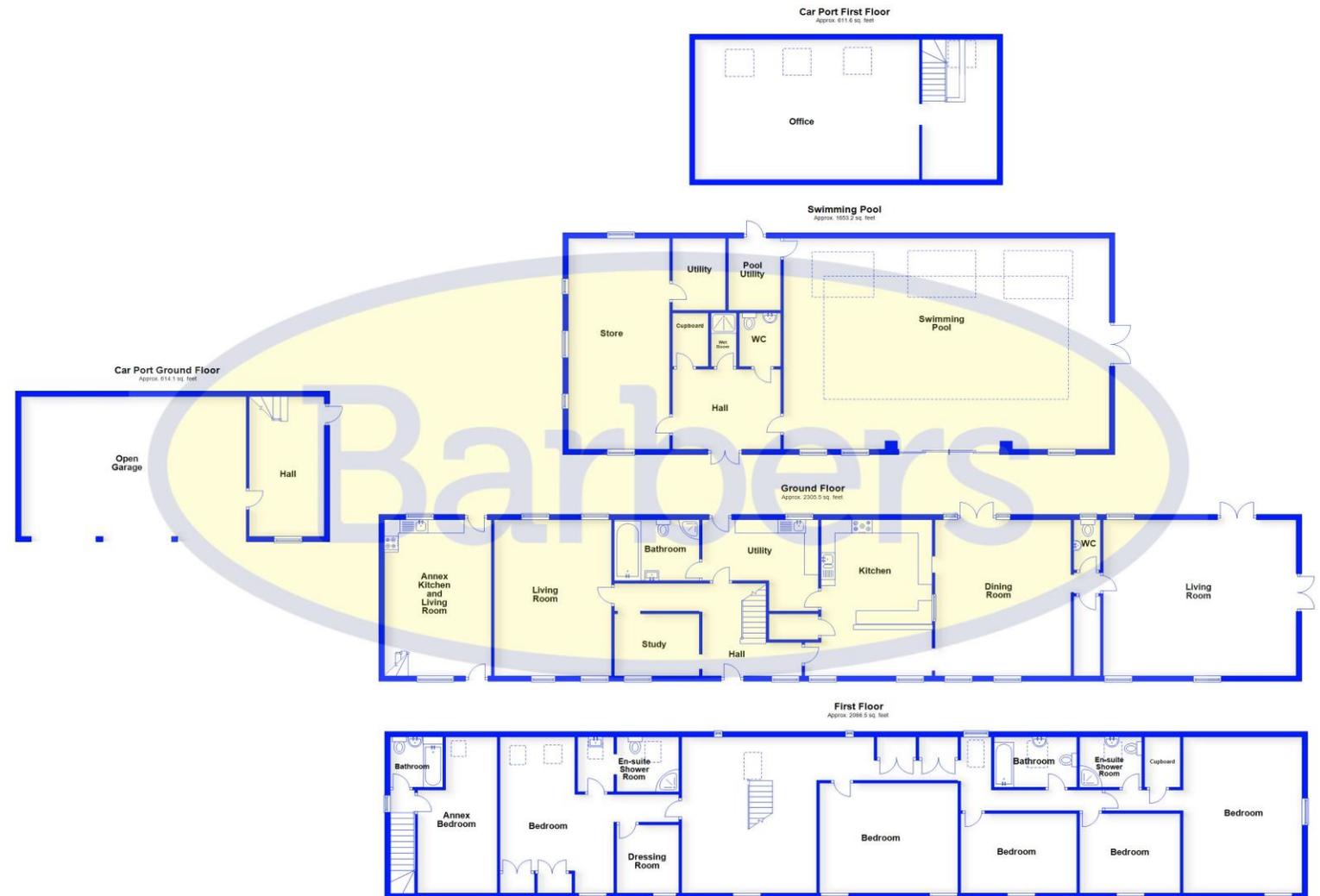
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had 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.

## AGENTS NOTE

We are advised that the owners of Wood Farm are required to pay 50% of any costs related to maintenance of the shared driveway that leads to the property. The current owners have informed us that the costs have been minimal during their ownership. Please call our office for further information. This will be confirmed by solicitors during pre-contract enquiries.



- LOUNGE  
17' 9" x 13' 8" (5.41m x 4.17m)
- OFFICE  
10' 0" x 7' 6" (3.05m x 2.29m)
- KITCHEN  
18' 0" x 13' 1" (5.49m x 3.99m)
- UTILITY ROOM  
13' 7" x 9' 8" (4.14m x 2.95m)
- BATHROOM  
10' 4" x 5' 8" (3.15m x 1.73m)
- DINING ROOM  
18' 1" x 13' 7" (5.51m x 4.14m)
- SITTING ROOM  
22' 8" x 18' 2" (6.91m x 5.54m)
- BEDROOM ONE  
18' 0" x 13' 9" (5.49m x 4.19m)
- DRESSING ROOM  
8' 3" x 7' 2" (2.51m x 2.18m)
- BEDROOM TWO  
17' 9" x 13' 9" (5.41m x 4.19m)
- BEDROOM THREE  
16' 3" x 12' 4" (4.95m x 3.76m)
- BEDROOM FOUR  
13' 8" x 8' 1" (4.17m x 2.46m)
- BEDROOM FIVE  
11' 9" x 8' 7" (3.58m x 2.62m)
- SWIMMING POOL  
38' 7" x 26' 2" (11.76m x 7.98m)
- UTILITY  
8' 8" x 6' 2" (2.64m x 1.88m)
- TRIPLE GARAGE  
26' 6" x 17' 5" (8.08m x 5.31m)
- ROOM ABOVE GARAGE  
26' 4" x 17' 2" (8.03m x 5.23m)
- ANNEXE:  
LOUNGE/KITCHEN  
19' 0" x 12' 8" (5.79m x 3.86m)  
BEDROOM  
19' 1" x 9' 3" (5.82m x 2.82m)



Total area: approx. 7251.0 sq. feet  
\*Plan produced by www.firstproperties.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanIt.



**WHITCHURCH**  
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