



**FOR SALE**

Offers in the region of £425,000

## Broughall Lodge Ash Road, Whitchurch, SY13 4DE

Broughall Lodge is a wonderful spacious detached home on the outskirts of Whitchurch. The property comprises an entrance hall, large living room, kitchen and amazing family / dining room with log burner and glazed gable end. There is a utility room, three double bedrooms and a modern en-suite and family bathroom. There is a large private parking area, gardens and a south facing sun terrace.



Nantwich 11 miles, Wrexham 18 miles, Shrewsbury 21 miles, Chester 23 miles. (All distances are approximate.)



- Detached Single Storey Home
- Underfloor Heating and Log Burning Stove
- Gardens with South Facing Sitting Area
- Kitchen Garden with Raised Beds
- Viewing Highly Recommended
- Ample Car Parking & Garden Store Sheds

#### Location - Whitchurch

The property is located within 1/2 a mile 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 Broughall Lodge by private treaty.

This wonderful property detached single storey home is located on the outskirts of Whitchurch on the Ash Road. The timber framed property comprises a canopied front entrance porch with a door into the reception hall. The living room is to the rear and has a feature fireplace, large sliding doors overlooking the rear garden. Off the hall is the modern kitchen with a wide range of base and wall mounted units, work top surfaces and a drainer sink unit. The kitchen has a range of integrated appliances including a fridge / freezer, dishwasher and drinks fridge. The kitchen has a central island with breakfast bar and base units and there is an electric range style oven and a double glazed window. There are steps that lead down into the wonderful spacious family / dining room with a feature glazed gable end with bi fold doors to the South facing sun terrace. There is also a log burning stove, under floor heating and door to store / cloaks cupboard. Also off the hall at the opposite end of the property is a utility room with storage cupboards, wash hand basin, door to cloakroom with W.C and window and door to outside.

There is a master bedroom with fitted wardrobes and window to the gardens and a door to a large modern en-suite with large walk in shower, vanity unit with wash hand basin, low flush W.C, floor and wall tiling and a heated towel radiator. There are two further double bedrooms with fitted wardrobes and a family bathroom with panelled bath with shower over, W.C and vanity unit with wash hand basin. The property has LPG heating and double glazed windows.



2 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



### Outside and Gardens

The property is accessed off Ash Road to a shared access with the neighbour. There is an electric gate that opens into the large parking area suitable for many cars and vehicles. There is a pedestrian gate from the parking area to the side of the house where there is a door into the utility. There is a path that goes round to the front of the property and to the entrance porch. To the front is an area of lawn, kitchen garden with raised beds and a greenhouse. To the rear of the house are the main gardens with lawns, paved patio area, summer house and mature flower borders, trees and shrubs. To the far side is a large South facing terrace with seating area, dog run with kennel which has power and a heat lamp. There are also some very useful garden store sheds and a large shed which was a garage.

### Directions

From Whitchurch drive out passing the SJT school and at the roundabout turn left and follow the road until the next roundabout and turn right signposted for Ash. After about 150 metres turn left by the Halls for sale sign. Drive up the drive and the electric gate is on the right hand side.

### What 3 Words

prude.producers.same

### 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.

### 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.

### Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW  
WH1701 13112025

### Council Tax - Shropshire

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

### Local Authority - Shropshire

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

### Services - All

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

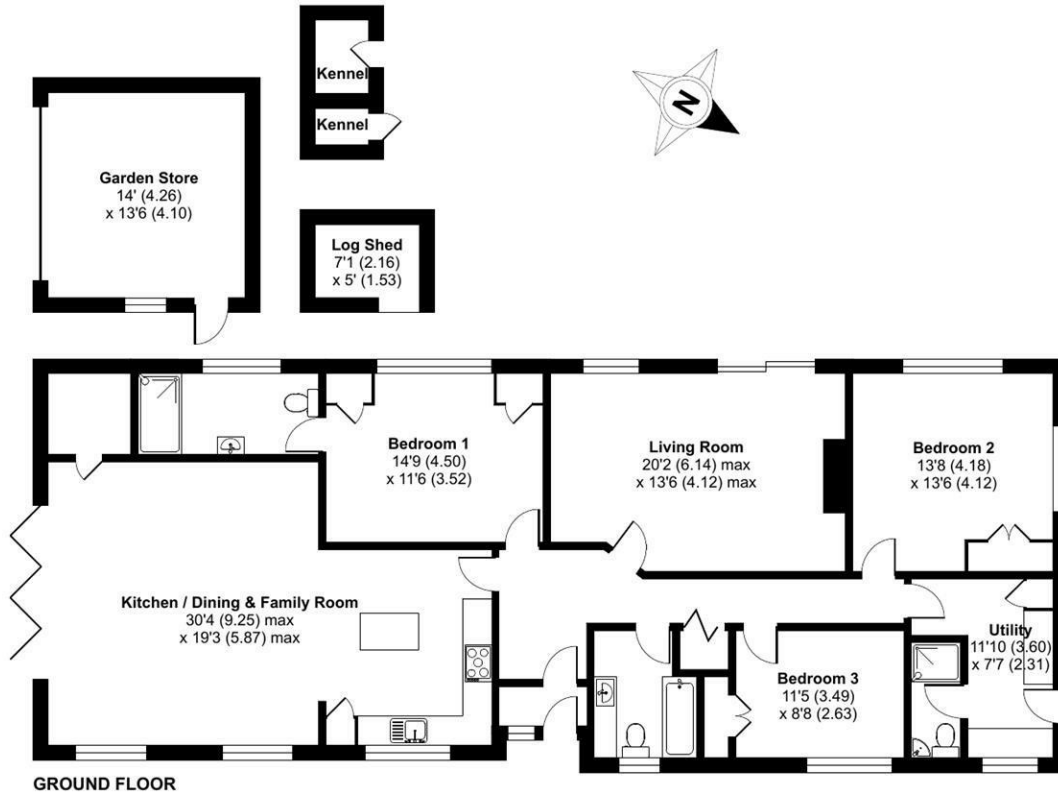
### Tenure - Freehold

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

## Broughall Lodge Ash Road, Whitchurch, SY13 4DE

Approximate Area = 1756 sq ft / 163.1 sq m  
 Garden Store = 189 sq ft / 17.6 sq m  
 Log Shed and Kennels = 66 sq ft / 6.1 sq m  
 Total = 2011 sq ft / 186.8 sq m

For identification only - Not to scale

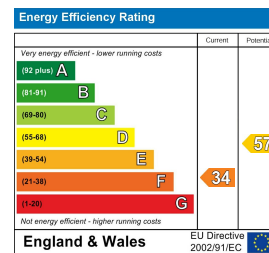


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Halls. REF: 1380494

**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

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@hallsgb.com



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