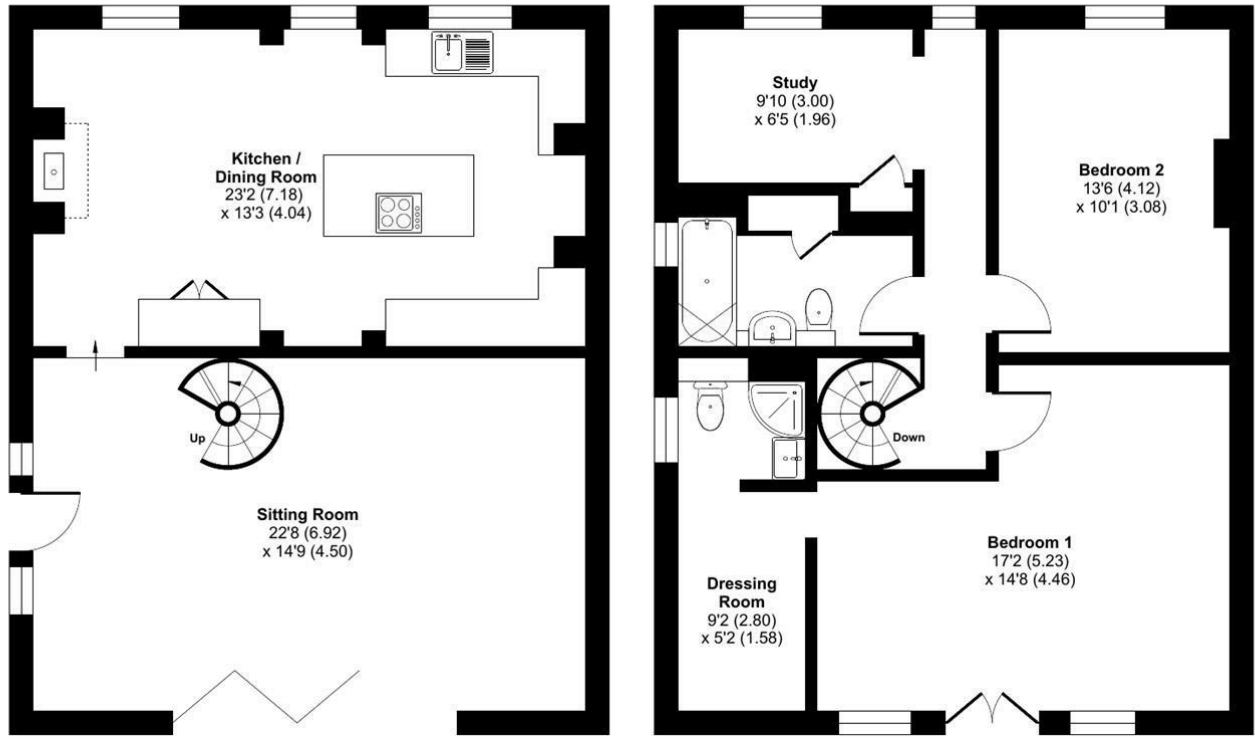




Approximate Area = 1318 sq ft / 122.4 sq m  
For identification only - Not to scale



GROUND FLOOR FIRST 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: 1409955



# SANDS COTTAGE

CROXTON | NR HANMER | WREXHAM | SY13 3DA

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

**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.



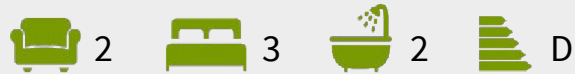
**Halls** WHITCHURCH SALES  
8 Watergate Street | Whitchurch | Shropshire | SY13 1DW  
01948 663230 | whitchurch@hallsgb.com  
www.hallsgb.com



Sands Cottage is a charming extended detached cottage presented to a very good standard. The property backs onto to rolling countryside and has a small brook to the rear that runs along its boundary. There is a large living room with doors to the decked area, kitchen / diner with central island, two / three bedrooms, two bathrooms, large gardens and ample parking. It has double glazing and a new oil fired heating system.

Offers in the region of £389,000

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.



- Charming Detached Extended Cottage
- Countryside Views
- Viewing Highly Recommended
- Large Gardens, Decked Areas
- Semi Rural Location
- Very Well Presented

### LOCATION

Sands Cottage is situated off the A525 and is close to the popular village of Hanmer. Hanmer has useful local amenities which include a village shop, Parish Church and Public House/Restaurant and is within easy motoring distance of the nearby North Shropshire towns. Whitchurch is 6 miles from the property and is 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 a railway station which is on the Manchester top Cardiff line and goes through Crew & Shrewsbury..

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 market Sands Cottage by the owners to sell via private treaty.

Sands Cottage is a wonderful extended detached property with large gardens and resented to an exceptional standard. There is a modern side entrance door that opens into the large living room with tiled floor, bi-fold doors that open onto the decked area that overlooks the gardens, brook and adjoining fields. There is also a spiral staircase that leads to the first floor. Off the living room is a large kitchen / diner. The kitchen area has a wide range of base and wall mounted cupboards, extensive work tops and drainer sink unit. There is a central island with electric hob and breakfast bar. There is an integrated dishwasher, space and plumbing for a washing machine and space for an American style fridge freezer. There is a feature fire place, tiled floor and double glazed windows to the front, To the dining area is a feature fireplace with log burning stove, tiled floor and a window to the front.

The staircase ascends to the spacious 1st floor landing where there are two windows to the front and the space is currently being used as a sewing room. There is enough space here to create a 3rd bedroom if needed. There is a wonderful master bedroom to the rear with windows and double doors that over look the fields to the rear and is truly a wonderful view to wake up to. The bedroom has a walk in wardrobe with shelving and hanging rails and a modern en-suite comprising corner shower enclosure, wash hand basin, W.C, window, floor and wall tiles. There is a 2nd double bedroom to the front and there is a wonderful bathroom with panelled bath with shower above, vanity unit with wash hand basin and low flush W.C.



### OUTSIDE & GARDENS

The property is accessed from the road through a set of 5 bar gates leading to the drive and parking area which is suitable for a number of vehicles. To the rear of the property is a lawn that slopes down to the brook and there is the wonderful raised decked area off the living room which overlooks the gardens, brook and countryside. The main area of garden is to the Eastern side and is laid to lawn with flower borders, gardens sheds and a large kitchen garden. There is a large decked area which goes above the brook and would be a wonderful place to sit and hear the babbling brook. To the Wester side of the house are raised beds, external oil fired boiler and a garden storage area. There is a log store to the front of the house and path leading back to the drive.

### DIRECTIONS

From Whitchurch drive out on the A525 heading towards Wrexham and the property is located on the right hand side and is marked by a For Sale sign.

### WHAT 3 WORDS

///verbs.symphonic.trustees



### 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.

### COUNCIL TAX - WREXHAM

The property is in Band E on the Wrexham Council Register. For information regarding the council tax banding please contact Wrexham County Borough, The Guildhall, Wrexham.

### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW  
WH1745 100126

### SERVICES

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

### TENURE - FREEHOLD

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