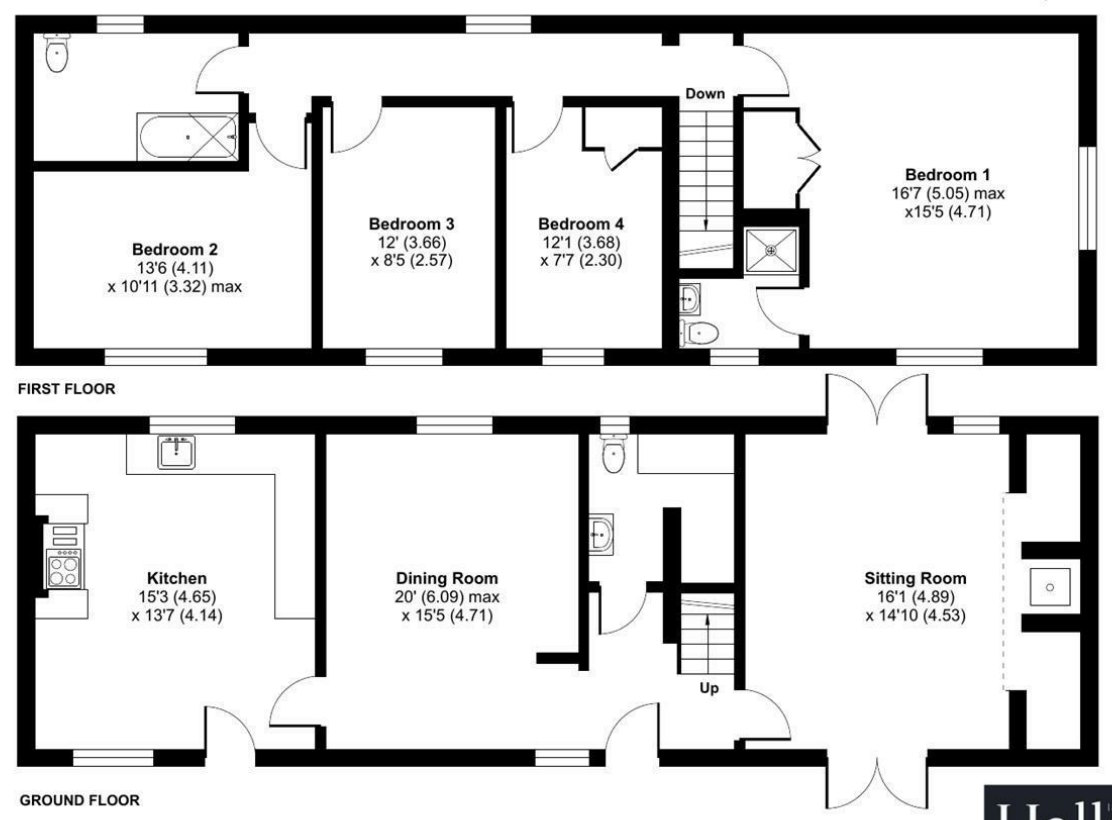




Approximate Area = 1544 sq ft / 143.4 sq m
 Garage = 184 sq ft / 17 sq m
 Total = 1728 sq ft / 160.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3hcom 2025. Produced for Halls. REF: 1316823



1 BAY TREE BARNS MILL ROAD BRONINGTON | WHITCHURCH | SHROPSHIRE | SY13 3HJ

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	74
(39-54) E	57
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice? We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



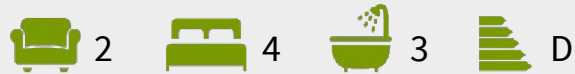
Halls 1845 WHITCHURCH SALES
 8 Watergate Street | Whitchurch | Shropshire | SY13 1DW
 ☎ 01948 663230 ✉ whitchurch@hallsgb.com
 🌐 www.hallsgb.com 📱 📷



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.

Offers Over £425,000

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 Barn Conversion
- No Upward Chain
- Semi Rural / Village Location
- Very Well Presented
- Viewing Highly Recommended
- Parking and Detached Garage

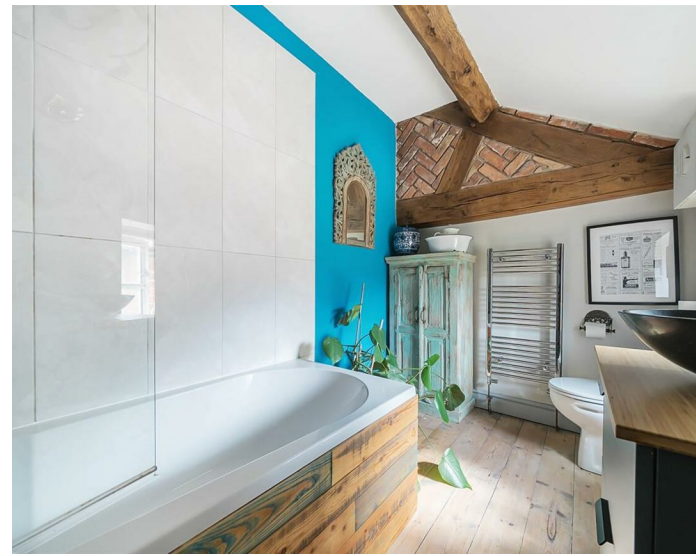
LOCATION

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.



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 opens 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

///glance.hazel.threaded

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.