



# THE VIEW FENNS BANK

WHITCHURCH || SY13 3PE



The View is a charming detached cottage which is being sold with NO CHAIN. The property has a range of outbuildings including a 60ft x 40ft shed ideal for housing a car / vintage agricultural collection. It is also ideal for those who work from home as there is a spacious office set up above the garages. The house has two reception rooms, kitchen, boot room, rear porch and cloaks with W.C There are three bedrooms, bathroom and W.C. The house has Oil C.H and double glazed windows.

**Offers in the region of £495,000**



- Charming Detached Cottage
- Range of Useful Outbuildings
- Available with NO CHAIN
- Semi Rural Location
- Ample Parking and Garaging
- Ideal for Vintage Car Collections

## LOCATION

The View is situated in the hamlet of Fenns Bank between Whitchurch and Bronington. There are a number of local walks and the property is about 1 mile from the Shropshire / Llangollen canal network. The village of Bronington is about 1.5 miles from the property and Whitchurch is 4 miles away 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 in Whitchurch and an excellent range of junior schools in Whitchurch and Bronington and secondary school in Whitchurch and Penley.

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 The View by private treaty.

The View is a detached semi rural cottage that is being sold with NO UPWARD CHAIN. The property comprises an entrance hall, living room with picture window to the front and cupboard space either side of the fireplace. There is a large kitchen with wide range of base and wall mounted units, drainer sink unit, plumbing for a dishwasher and washing machine and space for a tumble dryer. Off the kitchen is the modern spacious garden room / dining room with windows and double doors to the gardens, log burner and inset spotlights to the ceiling. Off the kitchen is a boot room / rear entrance porch which has a door to the yard and oil fired boiler. There is a ground floor bedroom accessed from the hall and this has windows to the front and side, wardrobe and featured wooden block floor.

The stairs ascend from the hall to the first floor landing where there is a window to the rear and two double bedrooms to the front both with views over the land across the lane. There is a family bathroom with corner bath with shower over, W.C and wash hand basin. Off the landing is a door to a separate W.C. The house has double glazed windows and oil fired heating.

## OUTSIDE & GARDENS

There are gardens to the front laid to lawn with a path leading to the front door. There is a yard to the rear with log store, outside W.C and store shed. To the side of the property is a parking area suitable for a number of cars.

The property is accessed off the lane to a drive which the property owns. The neighbours to the rear have access over this to their parking areas.



### **BUILDINGS**

Adjacent to the house is a large former Dutch barn that is currently being used as garaging with power and lighting and there is a side door with a staircase leading to the 1st floor office suite which has a kitchen area, W.C and a large store room. There are two large offices with power and lighting. Internet access comes from the main house through an extension cable.

On the far side of the drive is a large 2,400ft<sup>2</sup> shed with power and lighting. The sheds are currently used as storage and will prove popular for those with car/truck/steam engine collections. There is a further area of external storage space to the rear and far side of the shed.

### **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  
WH1809 200526

### **COUNCIL TAX - WREXHAM**

The property is in Council Tax Band F on the Wrexham Council Tax Register.



### **TENURE - FREEHOLD**

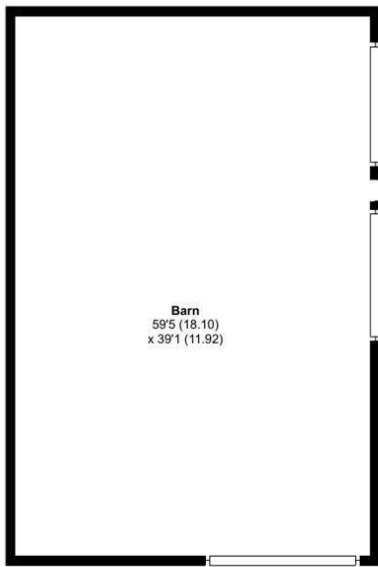
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

### **SERVICES**

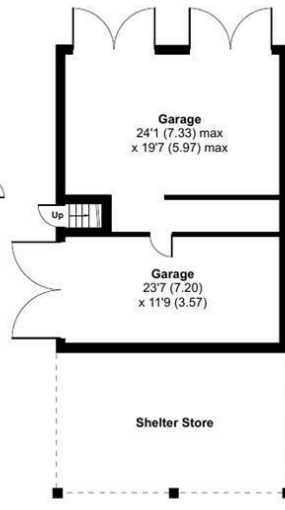
We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to the radiators. Drainage is to a septic tank.



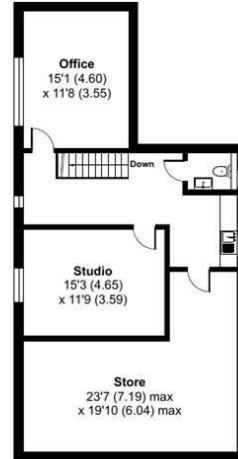
Approximate Area = 1591 sq ft / 147.8 sq m  
 Garage = 727 sq ft / 67.5 sq m  
 Outbuilding = 3290 sq ft / 305.6 sq m  
 Total = 5608 sq ft / 520.9 sq m  
 For identification only - Not to scale



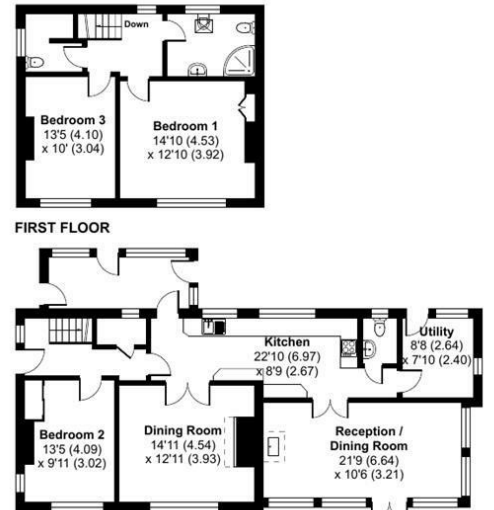
OUTBUILDING



GARAGE / OUTBUILDING GROUND FLOOR



OUTBUILDING FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Halls. REF: 1467173

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.



## WHITCHURCH SALES

13-17 High Street | Whitchurch | Shropshire | SY13 1AX

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👉 www.hallsgb.com



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.