



Arkle House, Mill Road, Bronington, SY13 3HJ

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**Offers In Region Of £820,000**



**Nestled within the peaceful village of Bronington, this four-bedroom detached home blends rural character with modern comfort, featuring an oak-framed porch, a welcoming country kitchen with AGA, versatile living spaces including a sunroom and study, four spacious bedrooms with a master ensuite, and expansive gardens with a pond, patio, pergola, double garage, and two log cabins offering endless possibilities.**

- Charming Four Bedroom Detached House
- Countrystyle Kitchen/Breakfast Room
- Separate Dining Room
- Large Lounge With A Log Burner
- Spacious Sun Room With Tranquil Views
- Master Bedroom With An Ensuite
- Substantial Garden With A Large Patio Area
- EPC D, Council Tax Band H



Tucked away in the picturesque village of Bronington, this charming four-bedroom detached home sits within an impressive plot of approximately 1.1 acres, offering an exceptional blend of countryside character, versatile living space, and modern-day convenience. As you make your way down the driveway, a wonderful sense of space unfolds around you - creating an immediate feeling of calm and seclusion, as though you are arriving at your own private piece of paradise. The generous grounds and open outlook provide a rare tranquillity that is hard to replicate, while still being part of a welcoming village community. Framed by an attractive oak porch, the property sets a warm and inviting tone from the outset. A bright and spacious entrance hallway leads into thoughtfully designed ground-floor accommodation that perfectly balances comfort and practicality. A well-equipped utility room with generous storage and a convenient shower room cater effortlessly to the needs of modern family life, while also enhancing the home's suitability for multi-generational living. At the heart of the home lies a beautifully appointed country-style kitchen, complete with traditional cabinetry, ample work surfaces, breakfast seating, and a classic AGA that provides both charm and a natural gathering point. It is a space designed for relaxed mornings, family meals, and sociable evenings. Flowing from the kitchen, the adjoining dining room - currently styled as a games room - benefits from patio doors opening directly onto the garden, allowing for seamless indoor-outdoor living and offering flexibility to adapt as formal dining, a playroom, or additional reception space as required. The inviting lounge offers a cosy retreat, centred around a characterful brick-surround log burner, perfect for winter evenings. To the rear, the impressive oak-framed sunroom is flooded with natural light and enjoys peaceful views across the gardens, creating a serene space to unwind throughout the seasons. A separate study, presently used as a ground-floor bedroom and complete with patio doors, adds excellent flexibility - ideal for home working, guest accommodation, or independent living for a relative. Combined with the nearby shower room, this arrangement lends itself particularly well to multi-generational occupation or those seeking adaptable living arrangements without compromising privacy. Upstairs, four well-proportioned bedrooms provide comfortable and adaptable accommodation. The principal suite benefits from its own ensuite bathroom, while a tasteful family bathroom fitted with a heritage-style suite serves the remaining bedrooms, complementing the home's timeless character.



The layout as a whole has been designed to evolve with changing family needs, offering space for growing families, dependent relatives, or long-term guests. Externally, the property continues to impress. Set within approximately 1.1 acres, the substantial plot offers a wonderful balance of established gardens, open lawned areas, and natural features that enhance the peaceful setting. A charming pond adds to the sense of calm, while a spacious patio area and delightful wooden pergola create the perfect setting for entertaining or relaxing in the warmer months. A double garage and ample off-road parking ensure practicality, with the garage itself offering exciting potential for conversion into additional accommodation, a home office, or an annexe (subject to the necessary local authority consents). At the foot of the garden, two substantial log cabins further enhance the property's versatility, offering superb potential as home offices, creative studios, hobby rooms, a gym, or even supplementary accommodation (subject to any necessary consents). These additional spaces provide exciting scope for those considering extended family living, guest overflow, or income-generating opportunities.

The current owners have truly cherished their time here, speaking warmly of the friendly community and supportive neighbours that make village life in Bronington so special. Combined with nearby amenities - including a local carp fishing pool - this wonderful residence offers not just a home, but a lifestyle defined by space, tranquillity, flexibility, and connection.



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## LOCATION

The property is situated in a lovely location in the village of Bronington which benefits from a highly regarded primary school. Whitchurch is 4 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 16 to 22 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 main electricity and water are available. Private Drainage. 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 the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

## 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 travel along the A525 towards Wrexham. After passing the garage, travel for approximately 0.2 of a mile and take the next turning left into Mill Road. Proceed along Mill Road for about half a mile and the entrance to Arkle House will be found on the left hand side, immediately after Mill Lane Tractors. The property is set back from the road and the name plaque will be seen at the drive way entrance.

## LOCAL AUTHORITY

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

## VIEWINGS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB. Tel: 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.

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<b>PORCH</b>	<b>MASTER BEDROOM</b>
9' 4" x 8' 3" (2.84m x 2.51m)	12' 4" x 9' 7" (3.76m x 2.92m)
<b>UTILITY ROOM</b>	<b>ENSUITE</b>
9' 7" x 4' 6" (2.92m x 1.37m)	9' 8" x 7' 8" (2.95m x 2.34m)
<b>KITCHEN/BREAKFAST ROOM</b>	<b>BEDROOM TWO</b>
19' 6" x 14' 7" (5.94m x 4.44m)	15' 4" x 12' 9" (4.67m x 3.89m)
<b>DINING ROOM</b>	<b>BEDROOM THREE</b>
15' 1" x 11' 5" (4.6m x 3.48m)	15' 4" x 12' 5" (4.67m x 3.78m)
<b>LOUNGE</b>	<b>BEDROOM FOUR</b>
26' 5" x 15' 4" (8.05m x 4.67m)(max)	9' 9" x 8' 8" (2.97m x 2.64m)
<b>SUN ROOM</b>	<b>FAMILY BATHROOM</b>
26' 6" x 9' 5" (8.08m x 2.87m)(max)	9' 5" x 5' 4" (2.87m x 1.63m)
<b>STUDY</b>	<b>DOUBLE GARAGE</b>
15' 6" x 7' 6" (4.72m x 2.29m)	24' 6" x 19' 4" (7.47m x 5.89m)
<b>INNER HALL</b>	<b>LOG CABIN ONE</b>
11' 8" x 10' (3.56m x 3.05m)	28' 6" x 16' 11" (8.69m x 5.16m)
<b>LOG CABIN TWO</b>	
18' 2" x 14' 3" (5.54m x 4.34m)	



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**WHITCHURCH**  
 34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667 272  
 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

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