LOCK KEEPERS COTTAGE | GRINDLEY BROOK

WHITCHURCH | SY13 4QH

Lock Keepers Cottage was built in the early 19th Century and was attributed to Thomas Telford. The property is being sold with NO CHAIN. It comprises a semi circular canopied porch, entrance hall, living room, sitting room, breakfast kitchen and dining room. There is a ground floor W.C & shower room, two double bedrooms and a jack n jill bathroom. There is a small annexe in the garden with bedroom & bathroom. The property overlooks the canal to the front and countryside to the rear.

Offers in the region of £350,000

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- **Wonderful Outlook Over the Canal**
- **Grade II Listed, Annexe**
- **No Upward Chain**
- **Exposed Timbers and Log Burner**
- **Ideal Holiday Let Property**
- **Gardens and Paved Seating Area**

Location - Whitchurch

The property is located 2 miles from 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 2.5 miles 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 Lock Keepers Cottage by private treaty.

Lock Keepers Cottage dates back to the early 19th Century and was attributed to Thomas Telford. There was an act of parliament in 1793 to create a canal from Ellesmere Port in the north through Wrexham, Trevor, Chirk and Ellesmere then to Shrewsbury linking the River Mersey, Dee & Severn.

The canal to Grindley Brook at Whitchurch was a number of branch lines and was mainly used for slate, coal, limestone and fertiliser.

The property which is Grade II Listed, offers spacious accommodation over two floors and has a wonderful outlook over the canal and countryside to the rear. The accommodation briefly comprises a semi-circular canopied front entrance porch with door into the entrance hall which has windows to the side and exposed timbers. It has a door leading to a ground floor shower room with W.C. There is a living room to the front with feature curved wall, fireplace with log burner, wooden floor and exposed timbers. There is also a sitting room with feature fireplace and log burner. There is a wooden floor and window which has a view over the rear patio, gardens and countryside. The open plan split level kitchen is a great part of the home, and the Breakfast Kitchen area has a range style cooker, breakfast bar, base and wall units, granite work tops, Belfast style sink and integrated appliances. There are steps down from the kitchen to the dining area with exposed brick walls, windows with views over the gardens and countryside.

The stairs ascend from the entrance hall to a spacious landing with window to the side. The main bedroom is to the front with a feature curved wall and views over the canal. The back bedroom has views over the garden and countryside and to the Welsh hills in the distance. There is a Jack n Jill bathroom that links both bedrooms and comprises a free-standing bath, separate shower, low flush W.C and wash hand basin.

Annexe

To the back of the property is a detached block and render annexe which comprises a bedroom, shower room with W.C, wash had basin and Sauna. (Please note that the sauna has not been checked/tested).

Outside and Gardens

The property is accessed off the A41 at Grindley Brook and has access up the tow path to a 5-bar electric gate which opens to a drive that leads round to the property and double garage which has power, lighting and a side door. There are steps and a ramp up from the drive to the side of the house. There is a block paved seating area and cobbled path leading round the front of the cottage to the front door. There is also a pedestrian gate that leads back onto the tow path. There is access down either side of the property to the rear garden, which is laid to lawn, has a large brick paved covered seating area and flower borders. There are number of useful garden store sheds.

There is a parcel of land to the side of the property which is currently leased to the current family of Lock Keepers Cottage from the Canal & River Trust. If you are interested in leasing the land, that would need to be done by the buyers directly with trust.

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 £36 (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.

Directions

From Whitchurch drive out on the A41 heading towards Chester and after about 800 metres from the roundabout turn left to the side of the Lockside Café and drive up the tow path and the gate to the drive is about 200 metres up on the right.

What 3 Words

intersect.linked.removals

Local Authority - Shropshire

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

Council Tax - Shropshire

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

Viewing Arrangements

Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH18 210926

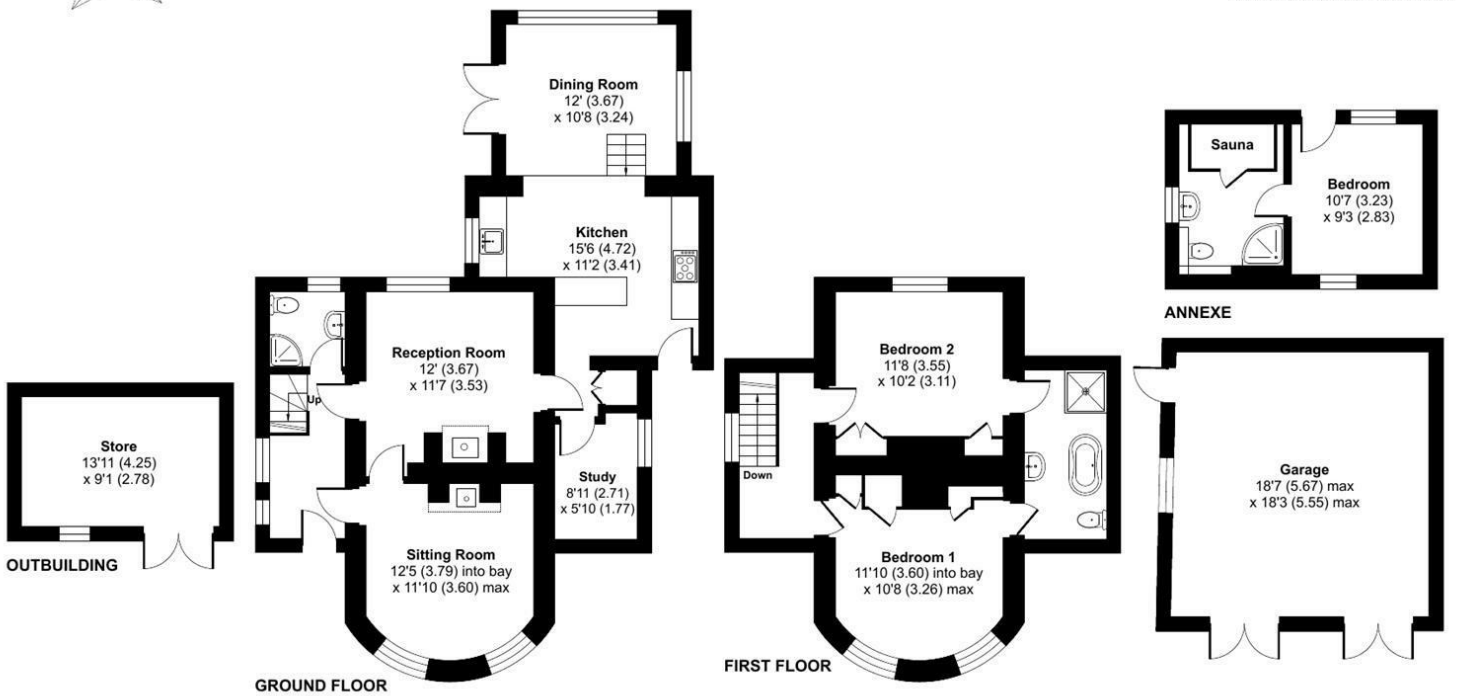
Services

We believe that mains water and electricity are available to the property. The heating is via electric radiators and there is a private drainage system.

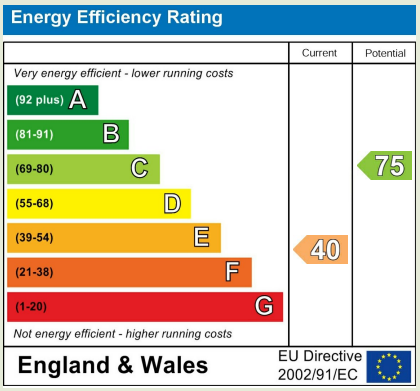
Tenure

We understand that the property is Freehold however the access driveway is Leasehold on a 250 year lease from 2004. Purchasers must make their own enquiries via their solicitor.

Approximate Area = 1270 sq ft / 118 sq m
Annexe = 182 sq ft / 16.9 sq m
Garage = 335 sq ft / 31.1 sq m
Outbuilding = 127 sq ft / 11.8 sq m
Total = 1914 sq ft / 177.8 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). ©nichecom 2025. Produced for Halls. REF: 1387803



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.

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WHITCHURCH SALES

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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.