



MILL HOUSE

MILL ROAD | BRONINGTON | SY13 3HJ

Halls¹⁸⁴⁵



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Bronington Village 0.5 miles | Whitchurch 5 miles | Ellesmere 7 miles | Wrexham 12.5 miles | Chester 24 miles
(all mileages are approximate)

AN IMPRESSIVE DETACHED FORMER MILL HOUSE ENJOYING AN
ENVIABLE POSITION CLOSE TO THE HIGHLY REGARDED VILLAGE OF
BRONINGTON. THIS EXCEPTIONAL FAMILY HOME OFFERS OVER 2,300sqft.

Large Detached Family Home with No Chain
Period Features, Spacious Accommodation
Views Over nearby Fields & the Gardens
Detached Double Garage & Parking
Garage Could be Converted Subject to Planning



Whitchurch Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Offered to the market with the significant advantage of no onward chain, this distinguished former mill house represents a rare opportunity to acquire a substantial country residence of considerable character, enjoying an idyllic rural setting.

SITUATION

The property is situated on the edge of the village of Bronington with Whitchurch just 4 miles away and Ellesmere 7 miles away. There are many local walks, and Whixall Moss is close by which is excellent for walking and hacking. Locally in the village is a primary school and there are secondary schools in Whitchurch, Penley and Malpas.

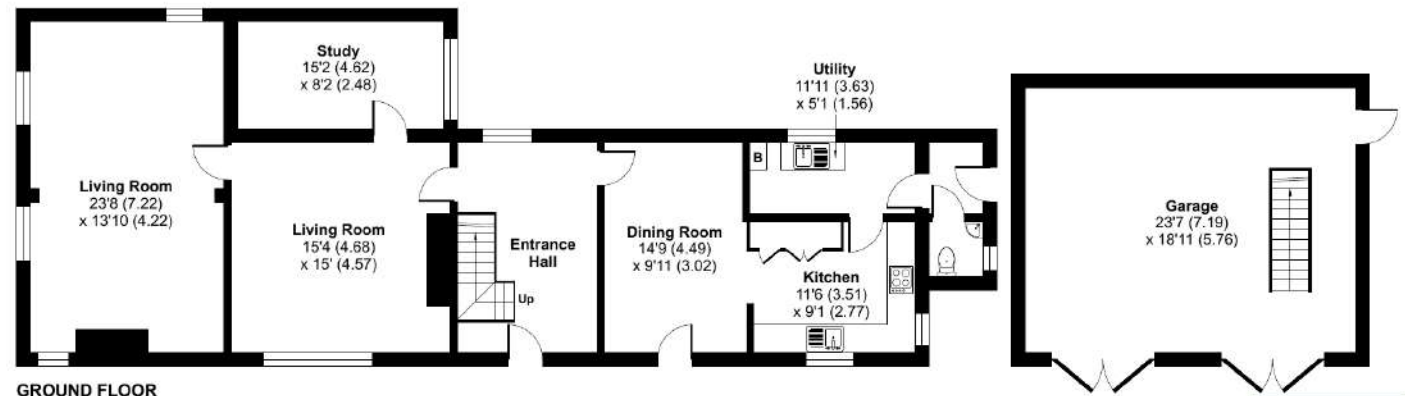
Whitchurch has a great range of local shopping with a wonderful and vibrant high street with local shops, restaurants and pubs. There are four supermarkets, sports and leisure facilities with a newly opened swimming pool. Whitchurch has a railway station and also offers great access to the road network for Shropshire, the North West, Mid & North Wales.

PROPERTY

The welcoming reception hall sets the tone for the generous accommodation beyond. The delightful sitting room is centred around an attractive log-burning stove, creating a warm and inviting atmosphere, whilst the elegant dining/family room features an open fireplace, making it an ideal space for both everyday family life and entertaining.



FIRST FLOOR



GROUND FLOOR

Approximate Area = 2313 sq ft / 214.9 sq m
Garage = 446 sq ft / 41.4 sq m
Total = 2759 sq ft / 256.3 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). © nitchcom 2026. Produced for Halls. REF: 1484873



The spacious breakfast kitchen is undoubtedly the heart of the home, fitted with an extensive range of base and wall-mounted cupboards, generous work surfaces, a drainer sink unit and pantry-style storage. The breakfast area enjoys delightful views over the gardens and benefits from double doors opening directly onto the patio, seamlessly connecting the indoor and outdoor living spaces. Adjoining the kitchen are a practical utility room and a cloakroom with W.C. There is also a useful study completing the

downstairs accommodation.

To the first floor, a large central landing leads to four well-proportioned double bedrooms, all enjoying pleasant outlooks across the surrounding gardens and countryside. Two family bathrooms serve the accommodation, providing excellent flexibility for modern family living.



OUTSIDE AND GARDENS

Outside, the property is approached via a substantial driveway providing extensive off-road parking for numerous vehicles. The beautifully landscaped gardens wrap around the property, offering an abundance of mature planting, expansive lawns and secluded seating areas, creating a superb setting for relaxing, entertaining and family enjoyment throughout the seasons.

A detached double garage further enhances the property's appeal, complete with a first-floor storage area accessed via an internal staircase. Subject to the necessary planning consents, the garage offers exciting potential for conversion into ancillary accommodation, a home office or studio.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Ellesmere College, Shrewsbury School, Shrewsbury High School, The Priory, Moreton Hall, Prestfelde Prep. Locally in the village is a primary school, and there are secondary schools in Whitchurch, Penley and Malpas including the popular Bishop Heber School.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a septic tank and heating is via an oil-fired boiler.

LOCAL AUTHORITY

Wrexham Council.

COUNCIL TAX & EPC RATING

Council Tax Band - G
Current EPC Rating - E

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 property is located on the left.

What3Words ///outcasts.buildings.lilac



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



