



New Hall Cottage, New Hall Lane,
Bronington, SY13 3HE

Helping *you* move



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Offers In Region Of £390,000



A fantastic three bedroom, three reception room detached country property with useful outbuildings, large driveway and lovely countryside views, situated down a quiet lane on the edge of the popular village of Bronington.

- Detached Country Cottage
- Three Bedrooms
- Three Reception Rooms
- Quiet Edge of Village Location
- Lovely Countryside Views
- Generous Driveway
- Large Outbuilding
- EPC E, Council Tax Band F



New Hall Cottage is a fantastic three bedroom, three reception room detached country property with useful outbuildings, large driveway and lovely countryside views, situated down a quiet lane on the edge of the popular village of Bronington. It is a much loved family home that is full of character with exposed beams and latch doors throughout. It provides great size accommodation and the ground floor comprises Entrance Hall, Lounge with multi-fuel burner, Dining Room, Garden Room, Kitchen/Breakfast Room and Utility Room with WC. The first floor has Three Bedrooms incorporating two doubles and a single, Master En Suite and a Family Shower Room. Externally, the property is approached through timber gates onto a generous gravel driveway, providing ample parking space for several vehicles and there is also a large outbuilding which is currently split into three separate areas including two storage areas and a workshop. A good size lawned garden sweeps around the front and side of the property.



LOCATION

The property is situated in a lovely location on the edge of 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.



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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 mains water and electricity are available. Oil central heating. 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 purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

DIRECTIONS

From Whitchurch take the A525 towards Wrexham then turn left on the A495 signed Ellesmere. Continue for approximately 2 miles into Bronington and then turn right into New Hall Lane. Continue for approximately 500 metres and the property will be found of the right hand side.

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.

ENERGY PERFORMANCE

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

LOCAL AUTHORITY

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

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WH32833 01022023060323230623



DINING ROOM

9' 8" x 14' 9" (2.95m x 4.5m)

LOUNGE

14' 4" x 11' 3" (4.37m x 3.43m)

KITCHEN/BREAKFAST ROOM

18' 5" x 12' 6" (5.61m x 3.81m)

UTILITY ROOM

7' 6" x 6' 7" (2.29m x 2.01m)

GARDEN ROOM

14' 2" x 10' 7" (4.32m x 3.23m)

BEDROOM ONE

14' 4" x 10' 3" (4.37m x 3.12m)

EN SUITE

8' 4" x 10' 7" (2.54m x 3.23m)

BEDROOM TWO

12' 1" x 11' 7" (3.68m x 3.53m)

BEDROOM THREE

9' 5" x 6' 4" (2.87m x 1.93m)

BATHROOM

9' 7" x 7' 5" (2.92m x 2.26m)

OUTBUILDING:

ROOM ONE

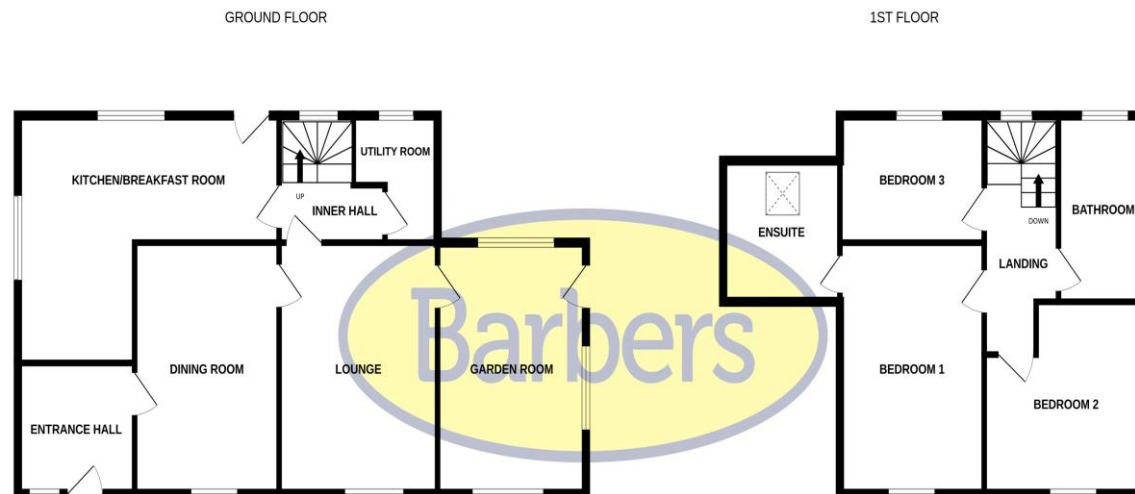
12' 9" x 10' 9" (3.89m x 3.28m)

ROOM TWO

12' 8" x 9' 7" (3.86m x 2.92m)

ROOM THREE

13' 1" x 12' 0" (3.99m x 3.66m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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