



BRONCROFT

CHAPEL LANE | WHIXALL | SY13 2QG





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Wem 4 miles | Whitchurch 8 miles | Ellesmere 7 miles | Shrewsbury 15 miles
(all mileages are approximate)

A WONDERFUL AND IMPROVED SPACIOUS DETACHED FAMILY HOME
WITH LARGE GARDENS AND SMALL PADDOCK TO JUST UNDER 1 ACRE, 3
GARAGES AND A DOUBLE TIMBER FRAMED CAR PORT.

Spacious Detached Dormer Style Family Home
Countryside Views, Garden Pond
Large Reception Hall, Two Receptions
Four Bedrooms & Three Bathrooms
Presented to an Exceptional Standard



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Broncroft is an impressive, detached family home, meticulously maintained by the current owners, offering over 2,000 sq ft of spacious accommodation. The layout includes a large hall, two reception rooms, a kitchen, study, utility room, four bedrooms and three bathrooms.

In addition, there are three garages, timber framed double car port, EV charging point, landscaped gardens with paved seating areas, lawns, small paddock, pond and kitchen garden. The property and grounds extend to just under 1 acre.

SITUATION

Broncroft is situated in a select semi-rural location in the heart of totally unspoilt countryside. Whilst enjoying this super semi-rural setting, it is still conveniently located with regard to the nearby North Shropshire towns of Wem (4 miles) and Ellesmere (6 miles), both of which have an excellent range of local shopping, recreational and educational facilities. The county town, also, of Shrewsbury (14 miles) is easily accessible by car and offers a more comprehensive range of amenities of all kinds.

PROPERTY

The property is finished to an exceptional standard and comprises a timber framed side entrance porch, door into the large central reception hall with wooden effect Karndean flooring. There is a living room with double doors to the garden, feature brick fireplace with Clear View stove. The modern kitchen has a wide range of base and wall mounted units, composite worktop surfaces, breakfast bar, LPG/Electric range style oven, integrated dish washer and space for an American style fridge freezer. There are exposed timbers leading through to the dining room and front entrance door leading to the porch. Off the kitchen is a study area leading through to the utility room where there are base units, work tops, drainer sink unit and window to front.



Denotes restricted head height

Approximate Area = 1995 sq ft / 185.3 sq m (excludes carport)

Limited Use Area(s) = 63 sq ft / 5.9 sq m

Garage = 341 sq ft / 31.7 sq m

Outbuilding = 183 sq ft / 17 sq m

Total = 2582 sq ft / 239.9 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). © ritchecom 2026. Produced for Halls. REF: 1470776



At the far end of the reception hall is the master bedroom suite with window to the side and double doors to the gardens. There is a walk-in wardrobe and a luxurious en-suite with large walk-in shower, two wash hand basins and W.C, tiled walls, window to the rear and inset spotlights. There is a further double bedroom to the front with a Jack n Jill style bathroom which has a freestanding roll top bath, W.C and wash hand basin. The bathroom can also be accessed from the hall.

The stairs ascend to the first-floor landing where there is a store cupboard and door to loft area. There are two further bedrooms and a bathroom with p shaped bath with shower over, wash hand basin and W.C. There are excellent views over the grounds and countryside from the first floor windows. The property has oil fired heating and double-glazed windows.



OUTBUILDINGS AND GARDENS

The property is accessed off Chapel Lane to a drive suitable for many cars. There is a detached double garage with up and over doors, power, lighting and side entrance door. Adjacent to the garage is a timber framed double car port with EV charging point and attached single garage / workshop. To the rear of the carport is a log store and further store sheds.

There is at the front an area of low maintenance garden which then leads round to the side of the house where the kitchen garden, garden shed, greenhouse and composting area are located. The main area of garden is to the rear of the house and comprises paved patio area, flower borders and lawns. There is also a separate road access point off Chapel Lane that leads to the small paddock.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Whitchurch College, Shrewsbury School, Shrewsbury High School, The Priory, Moreton Hall, Prestfelde Prep.

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

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX & EPC RATING

Council Tax Band - F

DIRECTIONS

From Whitchurch drive south on the B5476 Tilstock Road for approx 6.5 miles. There is a pub on the right-hand side called the Bull & Dog and just past that turn right into Post Office Lane for about 1 mile and go past the Whixall Social Centre. Follow the road for a further mile or so and turn left at the T junction. Follow the road for a further mile and the property is located on the right-hand side.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings 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.



