

**FOR SALE**

Offers in the region of £425,000

Long Lane Farm Long Lane, Bronington, Whitchurch, SY13 3EY

Long Lane Farm is a spacious detached family home that is being sold with NO UPWARD CHAIN. The property is presented to a high standard and has solar panels with a feed in tariff. The accommodation comprises entrance hall, sitting room, living room, family room, study / fifth bedroom, breakfast kitchen, utility room and ground floor shower room with W.C. To the first floor are four bedrooms and a family bathroom. The property has central heating and double glazed windows. There is ample parking and a large rear garden with brick built home office with W.C





- **Wonderful Detached Family Home**
- **NO CHAIN**
- **Large Gardens and Outbuildings**
- **Ample Parking**
- **Spacious Accommodation**
- **Generous Entrance Hall**

LOCATION

The property is situated in the popular semi rural village of Bronington, which has useful local amenities, beautiful walks on the doorstep, yet is only 5 miles from the well known North Shropshire town of Whitchurch, which has an excellent range of local Shopping, Recreational and Educational facilities. Other towns and business centres including Ellesmere (7 miles), Shrewsbury (22 miles), Wrexham (13 miles) and Chester (23 miles) are easily accessible by car and all have a more comprehensive range of amenities.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell Long Lane Farm by private treaty.

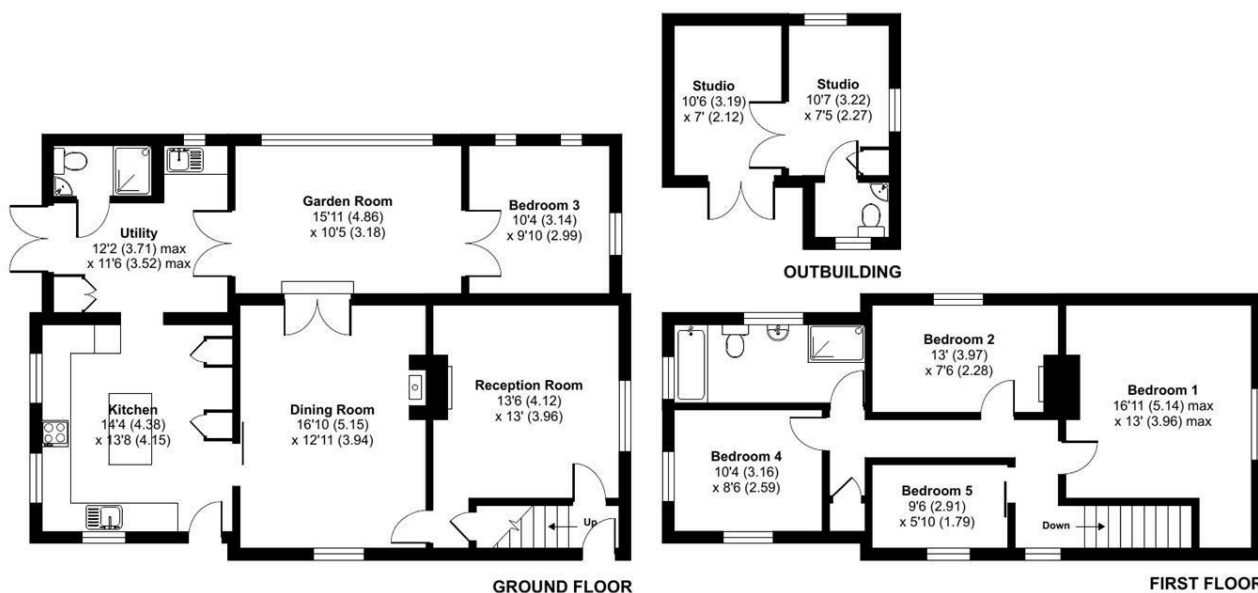
This immaculately presented detached family home offers spacious and versatile accommodation. There is an entrance hall that opens into the sitting room with a feature fireplace and window to the front. There is a door to an understairs store and door into the living room. The living room has a feature fireplace with log burner, windows to the side and wooden floor. There is a door to the kitchen and double doors through to the family room / diner. This room has windows to the side, wooden flooring and inset spotlights. There is a study / ground floor bedroom, wonderful breakfast kitchen with wide range of cupboards, worktops and central island with breakfast bar. There are windows that overlook the gardens, drainer sink unit, lpg hob, electric double oven and American style fridge freezer. Also to the ground floor is a rear entrance hall/ boot room/utility and a ground floor shower room with W.C, wash hand basin and shower enclosure.

The stairs ascend from the hall to the first floor landing. The master bedroom is to the front with windows overlooking fields. There are three further bedrooms with windows that all have excellent views either over the gardens or surrounding countryside. The property has oil fired heating, double glazed windows and solar panels with a feed in tariff.



Approximate Area = 1753 sq ft / 162.9 sq m
 Outbuilding = 180 sq ft / 16.7 sq m
 Total = 1933 sq ft / 179.6 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). © nrichcom 2026. Produced for Halls. REF: 1403975



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



OUTSIDE AND GARDENS

The property is accessed from Long Lane to a slip road and then through a 5-bar gate to a parking area suitable for many cars. The drive continues down to a concrete pad ideal for a garage / car port subject to planning. There is also a very useful brick-built outbuilding that could be used as a home office or further accommodation. This house, power, lighting a W.C with wash hand basin.

There are large gardens to the rear of the property with lawns, flower borders and sitting areas. At the bottom of the garden is a garden store shed and adjacent log store.

DIRECTIONS

From Whitchurch drive out on the Wrexham Road and after about a mile turn left for Ellesmere. Follow the road for about 1.5 miles and the property is located on the left-hand side.

WHAT 3 WORDS

///shelter.fell.sensitive

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 £30 (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

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.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1736 290126

COUNCIL TAX - WREXHAM

The property is in Council Tax Band G. For confirmation of these Council Tax details, contact Wrexham County Borough, The Guildhall, Wrexham.

SERVICES - ALL

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

TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.



FOR SALE

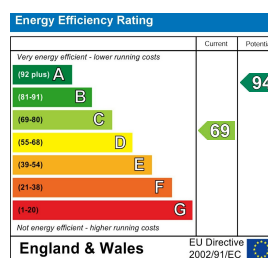
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@halls.gb.com



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