



Wood Farm, Breaden Heath, SY13 2LQ

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Offers In Region Of £985,000



A stunning five bedroom barn conversion with a self-contained one bedroom annexe in the peaceful rural hamlet of Breaden Heath. Set on a spacious plot with established gardens, indoor swimming pool, large pond and detached triple-bay garage. Viewing is highly recommended.

- **Five Bedroom Detached Barn Conversion**
- **With Self-Contained One Bedroom Annexe**
- **Peaceful Rural Location**
- **Large Plot with Established Gardens**

- **Indoor Swimming Pool**
- **Detached Triple-Bay Garage with useful room above**
- **Substantial Accommodation**
- **EPC D, Council Tax Band H**



Situated in the tranquil hamlet of Breaden Heath, this exceptional five bedroom detached barn conversion, complete with a self-contained one-bedroom annexe, offers substantial living space and an idyllic rural setting. Full of charm and character, the property features exposed beams and larch doors throughout, combining rustic appeal with modern comforts. Set on a generously sized plot, the home is surrounded by established gardens, a large pond teeming with wildlife, and an indoor swimming pool-perfect for those seeking a peaceful retreat or nature lover's haven. The property also boasts impressive facilities, including a detached triple-bay garage with useful room above. While the home enjoys a truly rural setting, it is conveniently located between the market towns of Whitchurch and Ellesmere. Both towns offer a range of local amenities, including primary and secondary schools, with Ellesmere also home to the prestigious Ellesmere College. Hanmer village, located just 2 miles away, provides daily conveniences including a village store with post office and a welcoming pub/restaurant.

Upon entering, the inviting Entrance Hall sets the tone for the rest of the home. The spacious Sitting Room boasts full-height windows and two sets of French doors that open directly onto the garden, perfect for enjoying al fresco dining or simply relaxing outside. The Lounge provides a cosy space to unwind, and the Office is ideally suited for home working. The country-style Kitchen is well equipped, perfect for preparing family meals and there is also a separate Dining Room, which opens onto the rear garden through French doors-ideal for entertaining. A good-sized Utility Room and a convenient Bathroom complete the layout of the ground floor. The first floor offers five spacious double bedrooms, ensuring plenty of space for the whole family. The Master Suite is a particular highlight, featuring a beautifully appointed En Suite Bathroom and a separate Dressing Room which is versatile space that could also be used as a nursery or study, offering flexibility depending on your needs.



The remaining bedrooms are all generously sized and benefit from plenty of natural light. One of the additional bedrooms enjoys its own En Suite Bathroom, while the remaining two share a Family Bathroom. The self-contained one-bedroom annexe offers independent living space and comprises an open-plan Lounge/Kitchen, a comfortable Bedroom, and a well-appointed Bathroom. This annexe offers flexibility and could be used for a variety of purposes, including as a guest suite or for multi-generational living.

Set within a large and beautifully maintained plot, the property's gardens are a true highlight. The expansive lawns are complemented by paved patio areas and gravel sections, perfect for outdoor living and entertaining. The mature shrubs, plants, and trees- including a variety of fruit trees- create a peaceful, private haven that can be enjoyed year-round. A large pond sits to the front of the property, providing a tranquil focal point and attracting a variety of local wildlife, enhancing the natural beauty of the location. The indoor swimming pool offers year-round enjoyment, while the changing area, shower, and WC add further convenience. Attached to the pool area is a useful room that could easily be converted into a gym, studio, or used for other leisure activities, adding tremendous flexibility to the property. A detached, open-fronted triple-bay garage offers ample parking and storage space, with an additional useful room above, providing further versatility. This remarkable barn conversion offers a rare opportunity to acquire a property that blends character and charm with modern luxury, in a truly desirable rural location.



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LOCATION

The property is situated in the rural hamlet of Breaden Heath and the charming village of Hanmer is approximately 2 miles away which benefits from having a Village Store with Post Office, Primary School, Pub, Church and Mere. The market town of Ellesmere is approximately 5 miles away and is famed for its location next to 'The Mere', one of nine glacial meres or shallow lakes in the local area. Ellesmere, which has requirements for daily living including a weekly market. It also offers primary and secondary schools and the renowned Ellesmere College. The historic market town of Whitchurch is approximately 8 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 12 to 25 miles approximately.

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 electricity and water are available. Oil central heating. Swimming pool heating via air source heat pump. Private drainage via sewerage treatment plant. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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.

DIRECTIONS

From Whitchurch take the A525 towards Wrexham then turn left on the A495 signed Ellesmere. Continue for approximately 5 miles then take the right hand turn towards Breaden Heath, continue on for approximately 1 mile and the entrance for Wood Farm can be found on the right hand side.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE

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

VIEWING

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

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

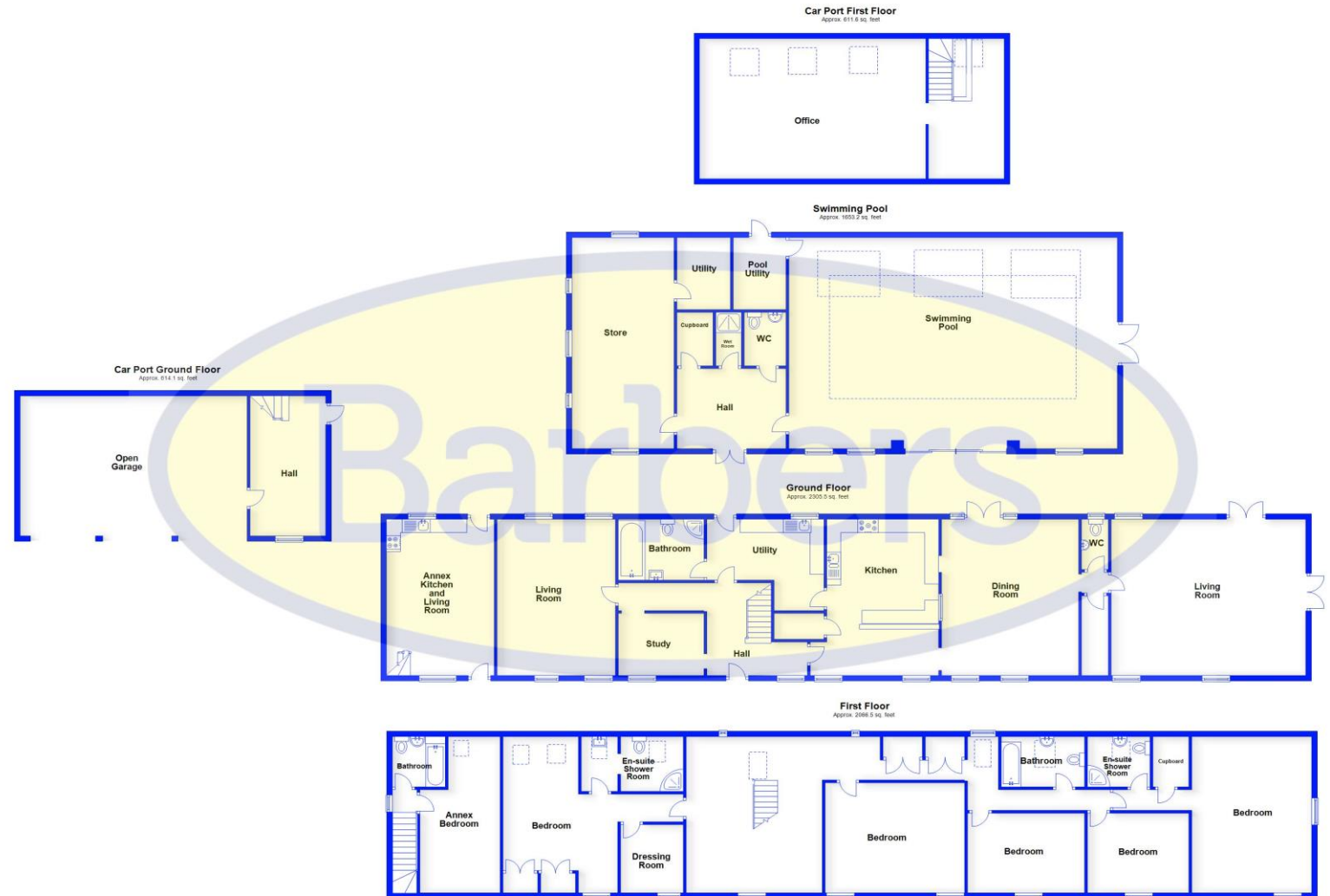
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

AGENTS NOTE

We are advised that the owners of Wood Farm are required to pay 50% of any costs related to maintenance of the shared driveway that leads to the property. The current owners have informed us that the costs have been minimal during their ownership. Please call our office for further information. This will be confirmed by solicitors during pre-contract enquiries.



- LOUNGE
17' 9" x 13' 8" (5.41m x 4.17m)
- OFFICE
10' 0" x 7' 6" (3.05m x 2.29m)
- KITCHEN
18' 0" x 13' 1" (5.49m x 3.99m)
- UTILITY ROOM
13' 7" x 9' 8" (4.14m x 2.95m)
- BATHROOM
10' 4" x 5' 8" (3.15m x 1.73m)
- DINING ROOM
18' 1" x 13' 7" (5.51m x 4.14m)
- SITTING ROOM
22' 8" x 18' 2" (6.91m x 5.54m)
- BEDROOM ONE
18' 0" x 13' 9" (5.49m x 4.19m)
- DRESSING ROOM
8' 3" x 7' 2" (2.51m x 2.18m)
- BEDROOM TWO
17' 9" x 13' 9" (5.41m x 4.19m)
- BEDROOM THREE
16' 3" x 12' 4" (4.95m x 3.76m)
- BEDROOM FOUR
13' 8" x 8' 1" (4.17m x 2.46m)
- BEDROOM FIVE
11' 9" x 8' 7" (3.58m x 2.62m)
- SWIMMING POOL
38' 7" x 26' 2" (11.76m x 7.98m)
- UTILITY
8' 8" x 6' 2" (2.64m x 1.88m)
- TRIPLE GARAGE
26' 6" x 17' 5" (8.08m x 5.31m)
- ROOM ABOVE GARAGE
26' 4" x 17' 2" (8.03m x 5.23m)
- ANNEXE:
LOUNGE/KITCHEN
19' 0" x 12' 8" (5.79m x 3.86m)
BEDROOM
19' 1" x 9' 3" (5.82m x 2.82m)



Total area: approx. 7251.0 sq. feet
*Plan produced by www.firstproperty.com.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanIt.



WHITCHURCH
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**MARKET DRAYTON
 NEWPORT
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