



Braynes Hall
Whixall | Shropshire



Braynes Hall

Whixall, Whitchurch
Shropshire, SY13 2PS

A superb 4-bed family cottage with excellent equestrian facilities, 10 acres of land and gardens, all set within a rural and tranquil location.

- 4-bedroom property with spacious living accommodation.
- GF: kitchen, utility, boot room, living room, dining room, large hallway and study/snug.
- FF: master bedroom with en-suite, 3 further double bedrooms and a large family bathroom.
- Garage and storage space, suitable for conversion.
- Smart steel framed barn with 6 stables, tack room, feed room and wash area.
- Further steel framed building with large storage and workshop facilities, suitable for extra stabling.
- Plenty of parking and turning space.
- Outdoor 60m x 30m arena with floodlights.
- Well fenced and secure paddocks, all with field shelters.
- Second driveway.
- In all about 10 acres.

Distances in approx. miles:

Prees 4m | Wem 4m | Whitchurch 7m | Ellesmere 9m

Malpas 12m | Shrewsbury 15m | Chester 27m

Manchester 57m | Liverpool 45 miles | Birmingham 60m



Location

Braynes Hall is located off Green Lane, in the village of Whixall. The location offers the best of both worlds, being a rural and tranquil setting, yet within easy access to local towns and villages. Local shops can be found in nearby Wem and Prees, whilst further amenities are available in the market town of Whitchurch.

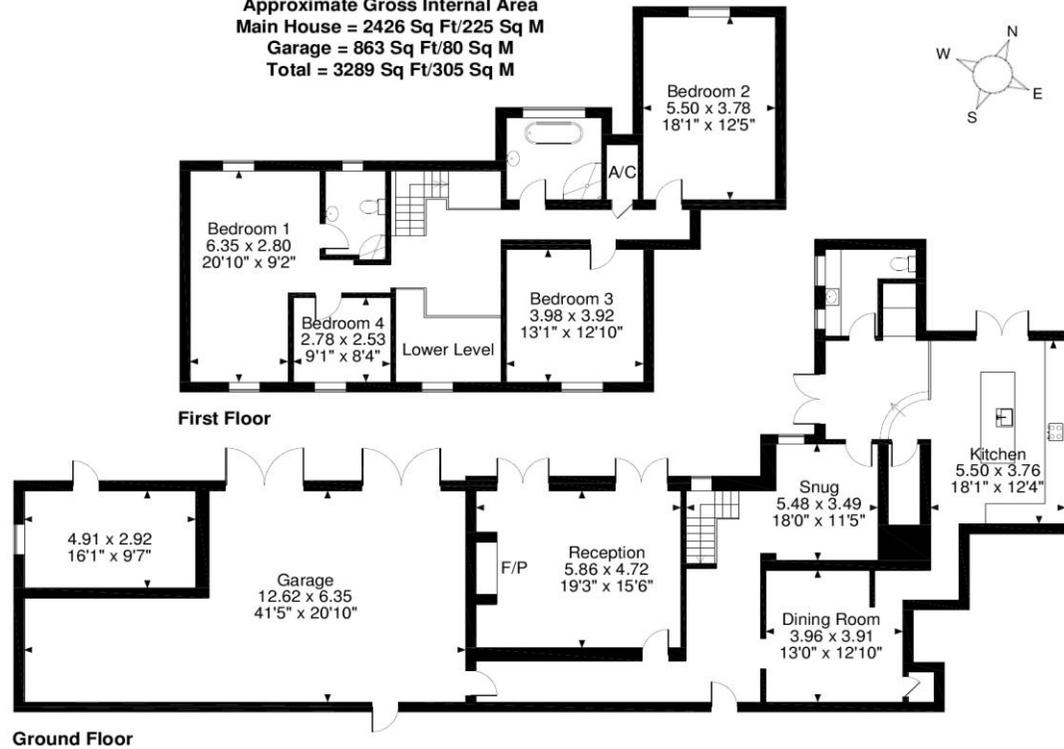
On the educational front, there are several primary and secondary schools located in Whixall, Whitchurch, Wem and Prees. Further afield there are both private and comprehensive schools available, including the well know Ellesmere College, King's and Queen's in Chester and Shrewsbury Schools.

There are several golf courses locally at Hill Valley, Hawkstone Park and Carden Park. The area has plenty of sporting clubs available, including Whitchurch Rugby Club, Prees Recreation Club, Cholmondeley Cricket and Tennis facilities at the local village of Tilstock, also Wem and Whitchurch. There are gym and spa facilities available in Whitchurch and plenty of well-known footpaths in the area.

The area is ideal for the equestrian enthusiast with plenty of hacking around the miles and miles of quiet country lanes, to cross country and further facilities at the local Tushingham and Kelsall Hill Equestrian Centre's. Reaseheath, South View and Somerford competition and training centres among others are only a short distance, which also offer plenty of facilities, events and competitions.



Braynes Hall, Whitchurch
Approximate Gross Internal Area
Main House = 2426 Sq Ft/225 Sq M
Garage = 863 Sq Ft/80 Sq M
Total = 3289 Sq Ft/305 Sq M



First Floor

Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Description

Braynes Hall is a semi-detached property built of brick construction under a slate roof. It is an ideal family home with original features and rural charm running throughout.

The entrance takes you into the kitchen with a utility and WC to one side and a boot room to the other. The kitchen has a range of wall and ground mount units with integrated appliances, a central island and an American style fridge. This is the perfect hub of the house with French doors leading onto the patio area outside.

Adjacent to the kitchen is the dining room with original beams and oak floorboards. Beyond the dining room is a large hallway with staircase and galleried landing, this has been used as a snug and links back into the kitchen. At the end of the hallway is a large living room with wood burner and double French doors opening onto the patio.

Adjoining the property is a large double garage and store. This building is linked internally to the property and could accommodate a further extension of the living space. Alternatively, it could be used as an annex or office space, subject to the appropriate planning permission.

The first floor comprises a master bedroom which is an excellent size with en-suite, three further double bedrooms and a family bathroom.



Outside

Braynes Hall has a large parking and turning space to the front and side of the property. There are also mature gardens running around the property, whilst the majority of garden space is located to the rear. The rear of the property enjoys the views across its own land and benefits from the evening sun, perfect for entertaining on the surrounding patio.

The property benefits from having excellent equestrian facilities. There is a smart steel portal framed barn, housing 6 stables and secure tack and feed room, along with a wash bay. The Tailored Equine stables all have mats with rear hatch openings below a cantilever roof. Water and main electricity are both connected.

There is a second steel portal framed building housing a large workshop and stores, suitable for further stabling. The property has a 60m x 30m floodlit outdoor arena and circa 10 acres. The land is divided into individual post and rail paddocks, all with their own field shelters.

There is a large muck clamp with timber panelled sides and concrete floor.

Services

Mains water and electricity, Oil CH, Borehole and private drainage.

Viewing

Strictly by prior appointment with the agents Jackson Property on 01948 666695 or 01743 709249.





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