



## Honkley Farm

Rossett | Wrexham | LL12 0AP

Guide Price £600,000

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# Honkley Farm

Rossett | Wrexham | LL12 0AP

For Sale by Informal Tender. Written offers to be submitted to the sole agent Monopoly Buy Sell Rent by 12 midday 30th April 2024. A rare opportunity to purchase a substantial five bedroom detached farmhouse with generous garden and adjacent paddock. The internal accommodation comprises entrance hall, kitchen diner, two reception rooms, rear kitchen, downstairs bathroom, five bedrooms and bathroom to the first floor. The property would benefit from a scheme of modernisation but offers superb potential to create a brilliant home. Set in approx two acres with ample off road parking area, lawned garden to side and rear plus an adjacent paddock. The property is located close to the village of sought after village Rossett with good access also to Higher Kinnerton and Caergwle and although the property is in a rural location it is still accessible to the A483 for travel to Wrexham, Chester and the road network beyond.

- A DETACHED FARMHOUSE
- SET IN APPROX 2 ACRES
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/DINER
- GARDEN & Paddock
- AMPLE OFF ROAD PARKING
- SUPERB POTENTIAL
- OIL FIRED CENTRAL HEATING
- NO CHAIN!



### Entrance Hall

Entrance door, stairs to first floor, doors to kitchen/diner, a reception room and external door to rear. Understairs cupboard.

### Living Room

17'10" x 16'7" (5.44 x 5.07)

Tiled flooring, brick fireplace, window to side, doors to snug, rear kitchen and storage cupboard.

### Snug

14'0" x 12'5" (4.29 x 3.79)

Timber flooring, fireplace, two windows to rear, glazed double doors to side, stairs to bedroom five.

### Bedroom One

17'10" x 13'8" (5.44 x 4.18)

Carpet, windows to both sides.

### Kitchen/Diner

27'0" x 12'11" (8.24 x 3.95)

Wall and base units, sink/drain, single oven, hob, extractor, space for washing machine, two windows to front, timber flooring.

### Rear Kitchen

18'9" x 12'11" (5.74 x 3.96)

Wall and base units, single oven, hob, oil boiler, external doors to rear and side, door to bathroom.

### Downstairs Bathroom

12'5" x 9'5" (3.79 x 2.88)

Tiled floor, w.c, bathroom, hand wash basin.

### First floor landing

Window to rear, doors to four bedrooms and bathroom.

### Bedroom Two

15'1" x 12'3" (4.61 x 3.75)

Carpet, window to front with far reaching rural views.

### Bedroom Three

14'7" x 10'8" (4.47 x 3.26)

Carpet, window to front with a lovely countryside aspect.

### Bedroom Four

14'7" x 11'5" max (4.45 x 3.48 max)

Window to front, cast iron painted fireplace (not in use), window to front.

### Bedroom Five/Office

17'5" x 12'2" (5.33 x 3.71)

Windows to rear and side. Exposed beams.

### Bathroom

12'6" x 9'9" (3.82 x 2.99)

Bath, w.c, sink, shower enclosure, window to side, cupboard housing water tank, extractor.

### Outside

Generous front yard with double timber gates, cattle grid, access alongside house to rear. Lawn to rear and side, mature trees, oil tank, gravel area to rear. Paddock suitable for ponies to side with public footpath running along one boundary.

### IMPORTANT INFORMATION

\*Key facts interactive report link available in video tour and brochure sections. \*

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their

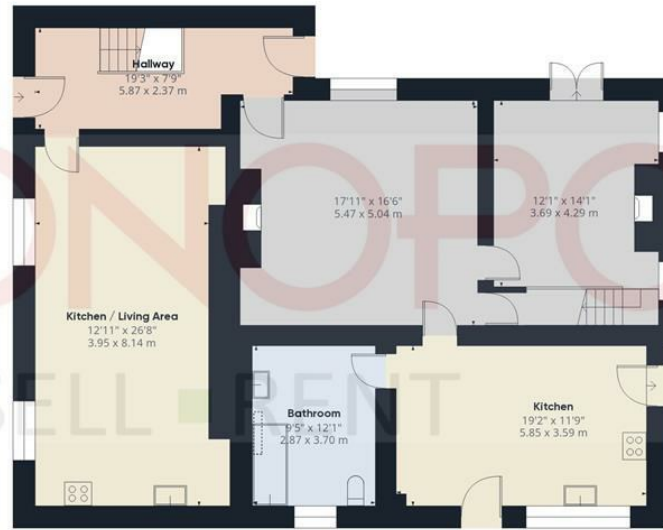




Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2418.76 ft<sup>2</sup>  
224.71 m<sup>2</sup>

Reduced headroom

2.07 ft<sup>2</sup>  
0.19 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

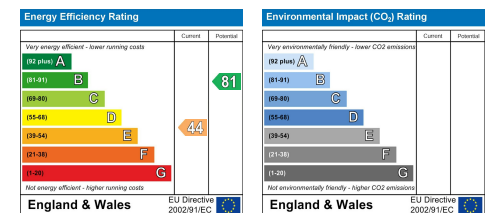
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