



## Stoneleigh Court

Wrexham | | LL12 0HS

£600,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



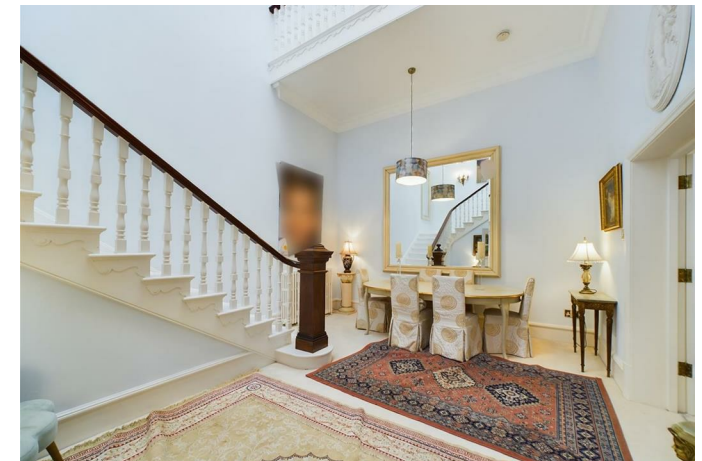
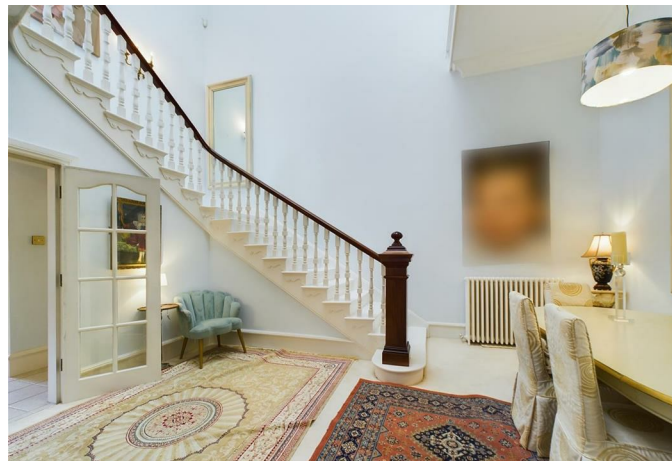


# Stoneleigh Court

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Forming part of a divided and converted Victorian country manor dating back to the 1830's this is a delightful and spacious 4 bedroom, 4 bathroom character property beautifully set in Parkland within the village of Burton. This fantastic property is arranged over 3 floors offering grand, well presented living accommodation that really can only be appreciated via internal inspection. Stoneleigh court is accessed via a long sweeping gravelled driveway flanked by attractive well established countryside and a lake, leading to it's own private driveway and garage and on to it's well established and attractive walled garden. The village of Burton benefits from a wealth of local amenities close to hand within the neighbouring village of Rossett such as shops, nice bar/restaurants, good schools and also has excellent access to the A483 for commuting. In brief the property comprises of; family room, kitchen, w.c, dining hall and drawing room to the ground floor, bedroom, bathroom, store room and utility room to the lower ground floor and 3 bedrooms, 2 en-suites, family bathroom to the first floor.

- A delightful 4 bedroom, 4 bathroom three storey period property
- Forming part of a Victorian country house
- Converted into 4 dwellings from the original Stoneleigh hall circa 2006
- Beautiful parkland setting with lake
- Spacious and grand living accommodation
- Attractive well established garden
- Private driveway and garage
- MUST BE VIEWED TO BE FULLY APPRECIATED



### Entrance/Family Room

12'1" x 14'9" (3.70m x 4.52m)

Approached through private gardens to a large part glazed front door opening into the family room with tiled flooring, window to the side and opening into the kitchen.

### Kitchen

13'9" x 9'8" (4.21m x 2.97m)

Fitted with a range of matching wall, drawer and base units, wood effect work surfaces with inset sink and drainer, integrated dishwasher, refrigerator and freezer, built in electric double oven and microwave, 4 ring electric hob with extractor fan over, part tiled walls, tiled flooring, door to a w.c, double doors into the dining hall and stairs down to the lower ground floor.

### W.C

Fitted with a low level w.c, wash hand basin, window, fully tiled walls, tiled floor.

### Dining Hall

16'5" x 13'9" (5.01m x 4.21m)

A stunning room with magnificent high vaulted ceiling up to a large stained glass skylight, grand turning staircase up to the first floor, carpeted flooring.

### Drawing Room

20'10" (into bay) x 15'8" (6.36m (into bay) x 4.80m)

A spacious room with a large feature bay window looking out onto the private gardens, high ceilings with attractive coving, ornate stone fireplace, carpeted flooring.

### First Floor landing

The stunning staircase leads up to the first floor to a galleried landing partly divided into a small landing area with doors off to three of the bedrooms and bathroom, further steps lead to a large landing looking down into the dining hall.

### Bedroom 1

14'4" x 12'2" (4.38m x 3.71m)

Located at the very top of the first floor with a window to the front, fitted wardrobes, carpeted flooring, door to the en-suite.

### En-suite

Fitted with a low level w.c with concealed cistern, wash hand basin, shower cubicle, tiled flooring, part tiled walls.

### Bedroom 2

11'8" x 10'4" (3.56m x 3.17m)

With a feature arch window to the side, fitted wardrobes, carpeted flooring.

### En-suite

11'10" x 4'3" (3.62m x 1.32m)

Fitted with a large shower, pedestal wash hand basin, low level w.c, 2 windows, tiled flooring, part tiled walls.

### Bedroom 4

9'8" x 7'1" (2.97m x 2.16m)

With a window to the rear, carpeted flooring.

### Bathroom

6'2" x 6'4" (1.89m x 1.94m)

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath, tiled flooring, fully tiled walls.

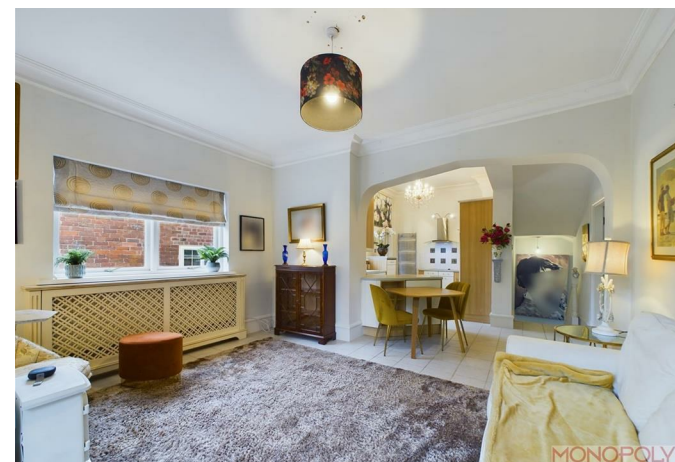
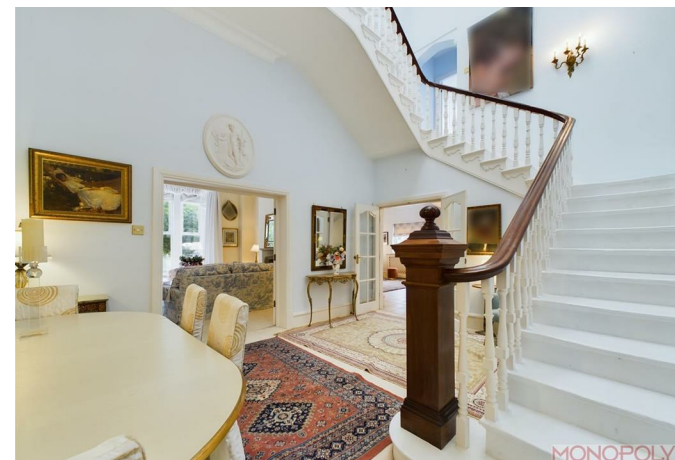
### Lower Ground Floor hallway

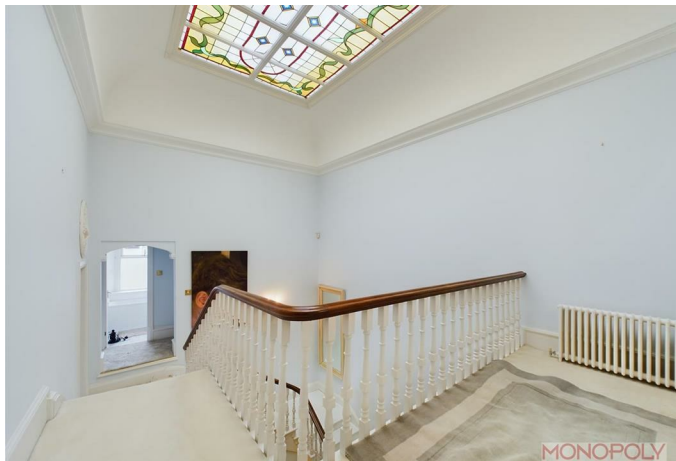
Stairs lead down from the kitchen/family room area to the lower ground floor hallway with wood effect flooring, doors off to the shower room, store room, utility and bedroom 3

### Bedroom 3

20'3" x 15'8" (6.18m x 4.80m)

impressively spacious with french doors opening to external steps leading up to the gardens, wood effect flooring.





### Shower Room

9'1" x 4'9" (2.78m x 1.46m)

Fitted with a wash hand basin with vanity unit under, low level w.c with concealed cistern, tiled flooring, fully tiled walls, shower cubicle.

### Store Room

8'3" x 6'9" (2.54m x 2.07m)

A useful store room with wood effect flooring, door into the utility room

### Utility Room

10'5" x 9'9" (3.19m x 2.98m)

With plumbing for a washing machine, space for a dryer, floor mounted oil boiler, wood effect flooring.

### Outside

Stoneleigh Hall is approached via a sweeping gravel driveway flanked by open countryside, leading to an inner gated entrance. Stoneleigh Hall sits in a beautiful parkland setting featuring an array of mature broadleaf and coniferous trees, including oak and weeping willow. The gardens are a haven for wildlife, featuring an ornamental pond.

Stoneleigh Court is accessed through private inner gates leading onto a gravel driveway providing generous parking, in turn leading to a single garage with remote door.

A flagged pathway with an arched metal pergola with climbers, including rose and wisteria, to a private enclosed garden. The gardens are attractively landscaped with two shaped lawned gardens, a circular paved patio and deep well-stocked borders. Adjoining the house is a raised paved terrace with outdoor lighting and a cold water supply. The gardens are south facing, partly enclosed by high brick walling and offer a good degree of privacy.

### 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.

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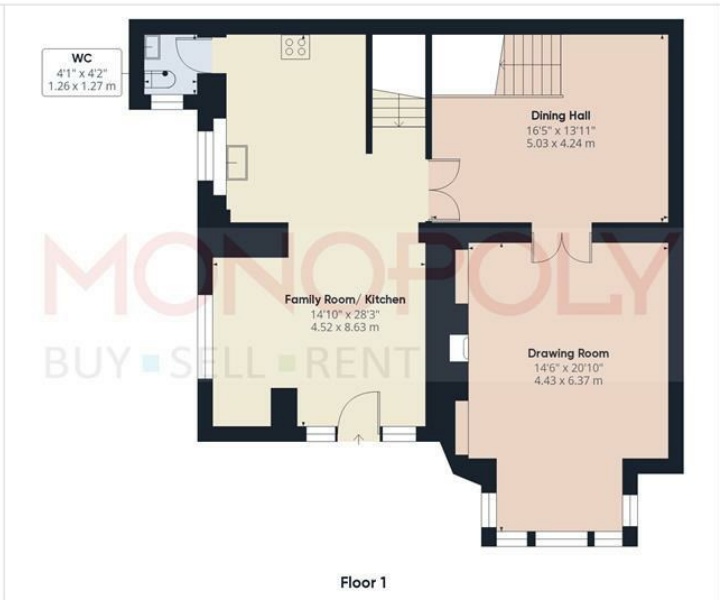
information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these 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.











Approximate total area<sup>(1)</sup>  
 2201.97 ft<sup>2</sup>  
 204.57 m<sup>2</sup>



(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

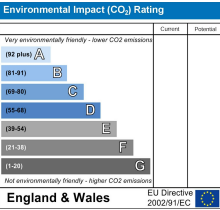
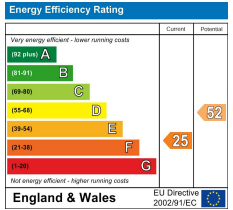
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