



**Little Mountain Farmhouse**

Little Mountain | | LL11 4SW

**Offers In The Region Of £650,000**

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# Little Mountain Farmhouse

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Set in an elevated position offering commanding views towards Cheshire this 5 bedroom, 3 bathroom extended property offers exquisitely presented and spacious living accommodation throughout that must truly be seen to be appreciated. This magnificent property has undergone a substantial amount of refurbishment by the current owners including an impressive 2 storey extension and total re-configuration and modernisation to the interior to produce a stunning family home being stylishly presented and beautifully appointed with an eclectic mix of characterful and modern fittings. The extension has produced a large open plan kitchen/dining and family room and to the first floor two spacious double bedrooms with en-suite shower rooms. Little mountain farmhouse sits in a generous plot of approximately 1/3 of an acre and has been superbly landscaped with ample parking and lots of areas to sit and enjoy the wonderful far reaching views. The Hamlet of Little Mountain neighbours the village of Summerhill and is approximately 3 miles from Wrexham city centre and to major road links for commuting. In brief the property comprises of; hallway, lounge, sitting room, study, downstairs cloakroom and kitchen/dining/family room to the ground floor and 5 bedrooms, 2 en-suites and family bathroom to the first floor.

- A magnificent 5 bedroom, 3 bathroom detached family home
- Extended to two stories and beautifully refurbished by the current owners
- Occupying a 1/3 of an acre of superbly landscaped gardens
- Set in an elevated position with commanding views towards Cheshire
- Large open plan kitchen/dining/family room
- 3 Further reception rooms
- 2 En-suite shower rooms
- Beautifully appointed family bathroom
- More than ample off road parking
- MUST BE VIEWED TO BE FULLY APPRECIATED



### Hallway

A fantastic, wide hallway with attractive kamdean flooring, stairs off to the first floor, oak doors into the lounge, study and cloakroom, opening into the sitting room and open plan kitchen/dining/family room.

### Downstairs Cloakroom

11'2" x 6'7" (3.42m x 2.03m)

Fitted with a low level w.c with concealed cistern and inset wash hand basin, large fitted cupboards housing the large hot water tank and gas boiler as well as having plumbing for a washing machine and space for a dryer on top, part tiled walls, kamdean flooring and door off to the side.

### Sitting Room

13'9" x 11'3" (4.21m x 3.45m)

Open off the hallway and being stylishly presented with central open fireplace with stone hearth, double glazed bay window to the front offering far reaching views, attractive parquet flooring.

### Lounge

13'9" x 11'3" (4.20m x 3.45m)

A superb room, currently being used as a cinema room with a double glazed bay window to the front again with fantastic far reaching views, carpeted flooring.

### Study

12'3" x 6'9" (3.74m x 2.07m)

With continuation of the Kamdean flooring, double glazed window to the side.

### Kitchen/Dining/Family Room

A simply stunning open plan room being an extension to the original property and really being the heart of the home, beautifully presented with the family room area having contemporary

decorative wall and ceiling art, 2 double glazed windows, bi-fold doors off to the rear garden, Kamdean flooring with underfloor heating. The kitchen is beautifully appointed with a comprehensive range of attractive 2 tone wall, drawer and base units, Quartz work surfaces and large island incorporating a breakfast bar and units under including an integrated pull out bin and wine cooler, inset sink with 'Hot tap', 2 integrated fridge/freezers, integrated dishwasher, 2 built in electric ovens, 5 ring gas hob with extractor fan over.

### First Floor Landing

A large landing area with a wonderful picture window to the front offering fantastic far reaching views, carpeted flooring, access to the loft space.

### Principal Bedroom

18'4" max x 14'0" (5.61m max x 4.27m)

An extension to the original property, being beautifully presented with feature skylight, double glazed window to the rear overlooking the neighbouring fields, carpeted flooring, door to en-suite.

### En-suite

8'11" x 6'0" (2.72m x 1.84m)

Wonderfully appointed with dual circular wash hand basins with drawers under and gold coloured controls, low level w.c with concealed cistern, large walk in shower cubicle with gold coloured controls and shower heads, fully tiled walls, tiled flooring, double glazed window.

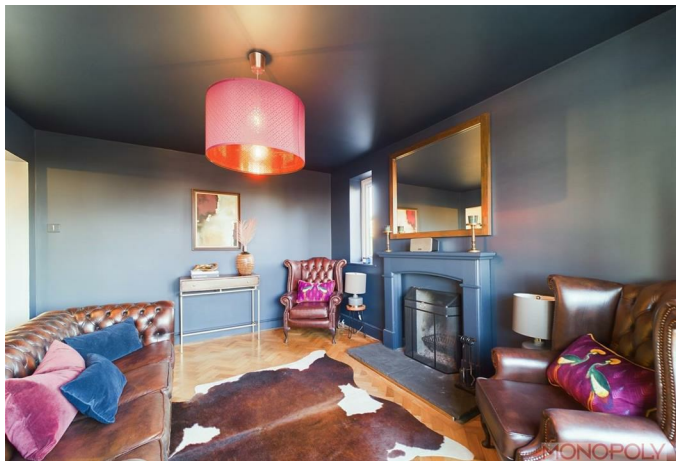
### Bedroom 2

18'4" max x 13'10" (5.61m max x 4.23m)

Again stylishly presented and spacious bedroom with a double glazed window to the rear, feature skylight, double glazed window to the rear, carpeted flooring.









**Bedroom 3**

11'4" x 11'10" (3.46m x 3.62m)

A well presented and good size double bedroom with a double glazed bay window to the front with spectacular far reaching views towards Cheshire, carpeted flooring.

**Bedroom 4**

11'1" x 11'4" (3.39m x 3.47m)

With a double glazed bay window to the front again with stunning views, carpeted flooring.

**Bedroom 5**

11'4" x 8'5" (3.46m x 2.58m)

With a double glazed window to the side, carpeted flooring.

**Bathroom**

11'3" x 8'9" (3.45m x 2.69m)

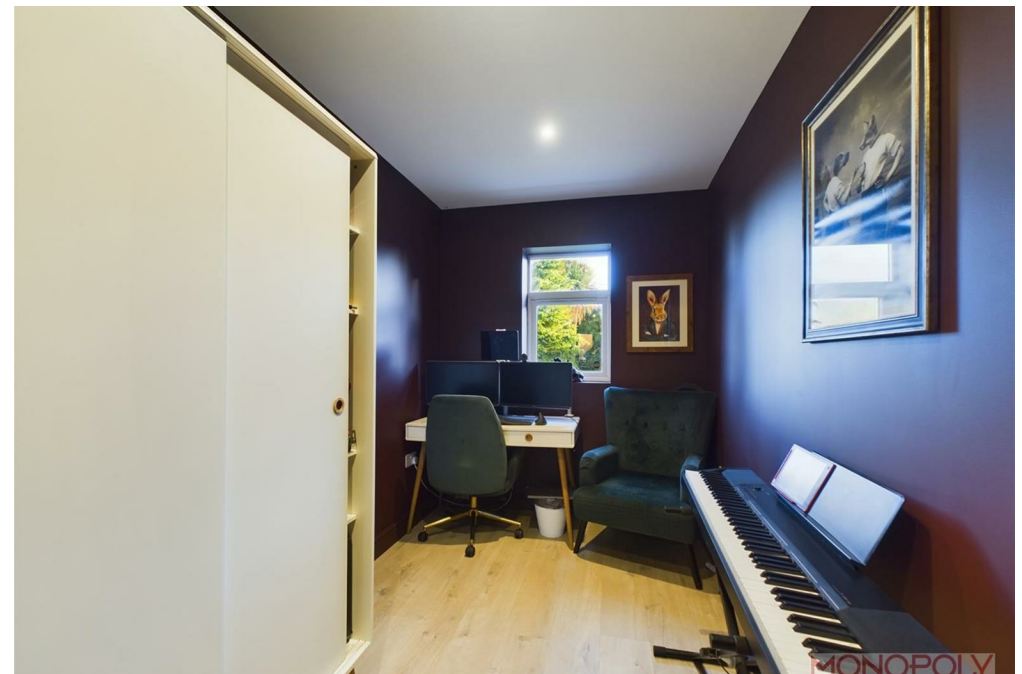
Spacious and superbly appointed with an attractive 4 piece suite comprising of a freestanding bath, large shower cubicle with contemporary 'Rainforest' style shower bar, low level w.c, pedestal wash hand basin, tiled flooring, part panelled walls, double glazed window.

**Outside**

Little Mountain farmhouse is set within generous grounds of approximately 1/3 of an acre with access up a slated driveway to the main parking area to one side which has ample room for a number of vehicles. There is also a concrete area on the ground level also suitable for parking. The main front door is approached over steps with raised slated areas either side to sit and enjoy the spectacular views. To one side is a generous lawned garden and pathway which runs around the back of the property where there is a large walled slated garden with slated pathway to either side to the top tier which is predominantly gravelled.

**Additional Information**

The property has been significantly refurbished by the current owners to include a brand new roof which was fitted approximately 2 1/2 years ago. The property has also had a brand new heating system to include a large hot water tank, gas boiler and new piping and radiators, also fitted approximately 2 1/2 years ago.





### Important Information

#### 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.

#### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more. Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage

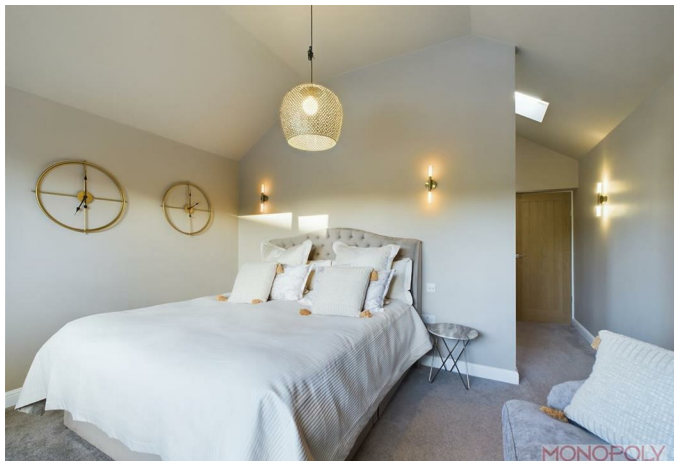
### Key Property Facts







The key material information can be seen via the web links from which ever property portal the property is viewed.



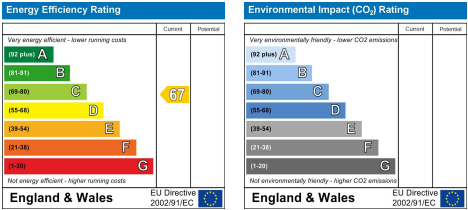




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