



Plas Bostock Farm

| Wrexham | LL13 9TF

£1,100,000

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Nestled in the charming area of Commonwood, Holt, Wrexham, this splendid detached Grade II listed house offers a perfect blend of comfort and elegance. With four spacious reception rooms and beautifully appointed kitchen, this property is ideal for both entertaining guests and enjoying quiet family time. The generous layout allows for versatile use of space, whether you envision a formal dining area, a cosy lounge, or a vibrant playroom for children. The home boasts four well-appointed bedrooms, providing ample accommodation for families or those who enjoy having guests. Each bedroom is designed to be a peaceful retreat, ensuring restful nights and rejuvenating mornings. The two stylish bathrooms are thoughtfully designed, offering convenience and privacy for all residents. Set in a desirable location, this property benefits from the tranquillity of rural living while remaining within easy reach of local amenities and transport links. The surrounding area is known for its picturesque landscapes and friendly community, making it an ideal place to call home. This attractive detached house in Commonwood is not just a property; it is a lifestyle choice that promises comfort, space, and a welcoming atmosphere. Whether you are looking to settle down or seeking a new adventure, this home is sure to meet your needs and exceed your expectations. Do not miss the opportunity to make this delightful residence your own.

- Grade II Listed Residence
- Four Bedroom Detached House
- Set in approx 6.5 Acres of Grounds
- Full of Charm and Character
- Semi Rural location & Country Views
- Three Reception Rooms
- Beautifully Appointed Kitchen
- Principal Bedroom With Very Generous En Suite
- Equestrian Facilities
- Viewing Highly Recommended!



Location

Situated near the sought after village of Holt on a country lane with countryside views and within walking distance of The Savvy Fox Pub. The historic village of Holt provides a wealth of amenities including a convenience store, café, garden centre, hairdresser, public houses and Indian takeaway. The location also provides convenient road access to both Chester & Wrexham which both provide a good range of shopping, business, health, social and education facilities. There is also a direct train service to London Euston from Chester. Furthermore, the property is well located for a range of sporting pursuits with a national cycle route close by, walking in the nearby Welsh hills and golf at Carden Park Hotel. The city centre of Wrexham is just over four miles away and offers a good range of shopping. There is easy road access to the stunning landscapes of Llangollen, known for its picturesque views and outdoor activities. Excellent transport links can be found in Wrexham, just 10 minutes away. Wrexham General Station makes it easy to reach Liverpool, Chester, Shrewsbury, Birmingham, London and more with ease. The A55 expressway is also easily accessible, linking you to Chester and the North Wales coast. Just 10 minutes away from Wrexham, the largest town in North Wales, there are plenty of leisure activities to enjoy. Erddig National Trust is a historic house surrounded by walled gardens which offers plenty of beautiful walks. Watch the Wrexham football team, one of the oldest football clubs in the world, play a match or visit the Gothic St Giles' Church. Enjoy days outdoors a little further afield in Snowdonia National Park or head to Chester to spend the day exploring the walled city. Chester provides an excellent range of services and facilities, including an award-winning theatre and numerous restaurants and bars. There is a good choice of both

private and state schools, including the highly regarded independent schools of The King's and Queen's Schools.

Entrance Hall

An impressive entrance space with a substantial entrance door with original stained glass over window above, oak staircase and balustrade rising to the first floor, understairs storage cupboard, doors to three reception rooms, stone tiled floor.

Living Room

A versatile reception space well suited to used as a study or additional sitting room with a cast iron fireplace with complementary surround, sash window to front with shutters overlooking the grounds and field, timber flooring coving, storage alcove with storage cupboard underneath.

Drawing Room

Sash window to front enjoying pleasant countryside views, wood burning stove set on a slate hearth with ornate surround, carpet, cornice to ceiling.

Kitchen

Stunning fitted range of wall and base units, marble worktops, central island, four oven electric Aga set in chimney breast, French limestone floor, inset sink, mixer tap, space for dishwasher, open plan to preparation area/butlers pantry with matching units, windows to side and rear, door to rear hall, open plan into family room.

Family Room

Inglenook fireplace with wood burning stove set on a slate hearth with timber lintel over, limestone tile floor, spotlights, window to side, open plan into kitchen, step up to dining area, door to a secondary staircase rising to first floor with access door to stairs down to the cellar.





Dining Room

Decorative cast iron fire place, window to side, timber flooring, exposed beam.

Cellar

Useful storage space with potential to be used as a wine cellar, external hatch to rear.

Rear Hall

External door to rear, door to utility, tiled floor.

Utility Room

Tiled floor, window to rear, space and plumbing for washing machine and tumble dryer, base unit with inset ceramic sink, mixer tap, door to boot room, spotlights, painted beam.

Boot Room

Tiled floor, doors to front and rear, doors to utility and wc.

Downstairs WC

With toilet hand wash basin set in vanity unit, vintage style radiator.

First Floor Landing

Carpet, window to front, coving, doors to two bedrooms, door to hallway providing access to rear bedrooms and family bathroom, door to stairs to second floor attic, additional staircase down to kitchen with window to rear.

Bedroom One

Superb primary bedroom suite with carpet, window to front with a fantastic view, cast iron fire place with complementary surround, door to en suite.

En Suite

A very generous en suite shower room and dressing area with walk in shower, wc, timber floor, hand wash basin, set in vanity unit, tiled splash backs, exposed brickwork, beam and timbers, spotlights, chrome towel rail.

Bedroom Two

Carpet, window to front with countryside views, cast iron fire place with complementary surround, two built in wardrobes with overhead storage.

Bedroom Three

Carpet, window to side, spotlights, exposed beam and brickwork.

Bedroom Four

A further double bedroom with carpet, window to side, spotlights, exposed beams.

Bathroom

Freestanding roll top slipper bath with central taps, walk in shower, hand wash basin set in vanity unit, wc, window to side, timber flooring, chrome towel rail, tiled splash backs, exposed timbers, extractor, spotlights.

Attic

With potential to create further bedrooms subject to planning permission and building regulation approval, window to rear.

Attic Room One - 9.90m x 4.20m (32'6" x 13'9")

Attic Room Two - 9.90m x 4.10m (32'6" x 13'5")



Outside

Shared drive leading to the property from Shepherds Lane with gated access track to the paddocks. The next left entrance provides access to a parking area with ample off road parking next to the property.

Formal lawned front garden, enclosed by a combination of hedging and brick walls, fruit trees. The front is south east facing.

Paved path from parking area to front door and to patio area adjacent boot room; a perfect spot for a hot tub with lawned garden adjacent.

Boiler room housing oil boiler.

Right of way vehicle access to the rear if required.

Rear parking area with outdoor store.

Rear courtyard garden with pattern concrete patio seating area, gate to stable yard with timber two stall stable block plus tack room with power supply and lighting, concrete hardstanding, open fronted double timber store opposite, gate to rear of stables to covered hay store, garden area and chicken coop.

Enclosed equestrian saddling/exercise paddock adjacent stables with drainage.

Further parking and turning area suitable for a horse box or trailer, oil tank, timber store, gate to access track.

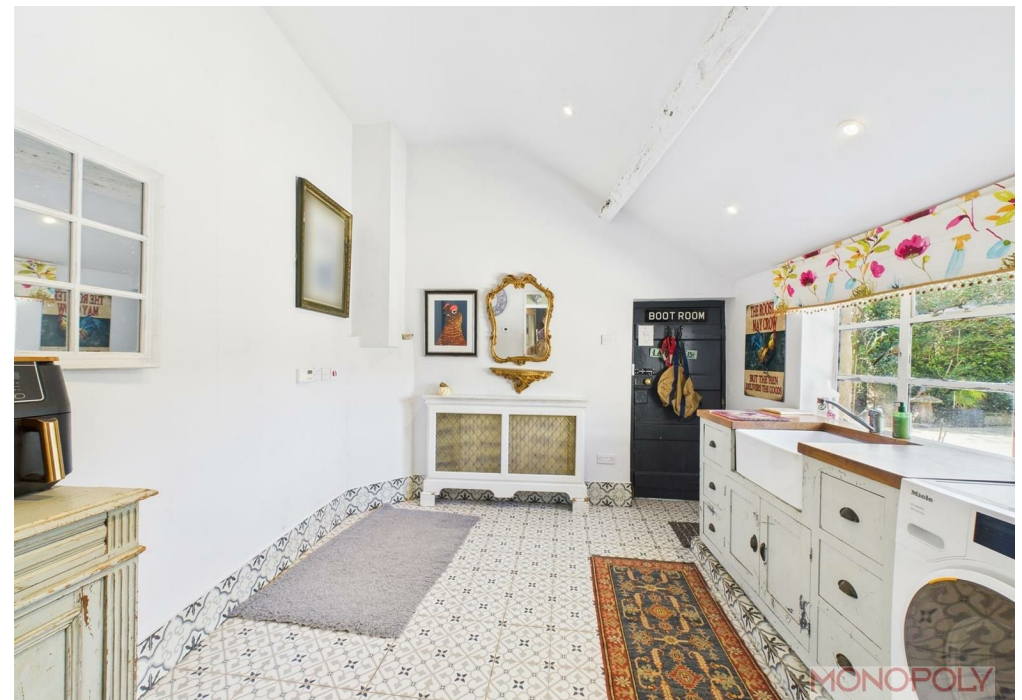
Two paddocks of flat pasture land to the front of the property with a further approx two acre orchard to one side

Additional Information

Plas Bostock is Grade II Listed being of special architectural or historical interest and being an example of a late 18th Century farmhouse with earlier origin's and historical connections, including an oak Tudor frame...Freehold... Septic Tank...Oil fired heating...under floor heating to the majority of ground floor...Potential to rent a further 3 acres for equestrian purposes

Important Information

*Material Information interactive report available in video tour and brochure sections.





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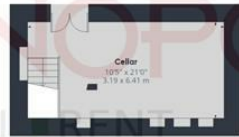
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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 reposessed if you do not keep up repayments on your mortgage

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Floor -1



Ground Floor

Approximate total area⁽¹⁾

3208.2 ft²

298.05 m²

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Floor 1

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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