



Ochr Farm

Caergwrle | Wrexham | LL12 9HG

Offers In Excess Of £600,000

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A very pretty detached farm cottage with an abundance of contemporary features. Fabulous views across the Cheshire Plains and beyond to Liverpool. Set into circa 5 acres, a combination of large beautifully maintained gardens and agricultural fields ideal for horses/ponies or sheep. 2 purpose built Stables and detached double garage, private driveway to the rear with parking to the front. The property briefly comprises: Hallway, Downstairs Toilet, Family Room, Study, Snug, Kitchen, Utility and Rear Hallway to the ground floor with a Lounge, 2 Double Bedrooms, Shower Room to the first floor.

- DETACHED FARM COTTAGE WITH FABULOUS VIEWS
- CIRCA 5 ACRES OF LARGE BEAUTIFUL GARDENS AND FARMLAND
- CONTEMPORARY FINISHES TO THE COTTAGE
- AIR SOURCE HEAT PUMP AND SOLAR PANELS
- STABLES AND DETACHED GARAGES
- PARKING OFF THE LANE AND DRIVEWAY WITH PARKING TO THE REAR





### Hallway

Enter from the front garden via the front door into the hallway with door to the downstairs toilet opening into the family room. Tiled floor.

### Downstairs Toilet

Folding door from hallway, window to the front elevation. Tiled flooring, white toilet and wash hand basin with vanity below.

### Family Room

Attractive room with space for seating and dining table. Traditional quarry tiled flooring, doors into the study and kitchen, two steps down to the snug. Stairs to the mezzanine landing. Window and fully glazed door to the garden.

### Study/Bedroom 3

Dual aspect with window to the front and rear, the rear window is floor to ceiling. Wood effect floor. Built in storage cupboards, beams.

### Snug

Pretty room with windows to three aspects overlooking the garden, open fire, wood style flooring.

### Kitchen

Modern cream range of wall and base units kitchen units with quartz worktops. Window overlooking the side garden, breakfast bar with window overlooking the main garden with fabulous views. Door to the rear hallway and utility.

### Utility

With lots of shelving and storage. Air Source Heating system tanks, plumbing for washing machine.

### Rear Hallway

Window to the garden, door to the rear.

### Mezzanine Landing

Delightful mezzanine space with pitched ceilings and balustrade, window taking advantage of the far reaching views. Doors to the bedrooms, shower room and oversized door to the first floor lounge. Carpeted floors.

### First Floor Lounge

A fabulous room with windows to three sides as well as roof windows. Pitched ceilings, traditional timber floor, log burner.

### Bedroom 1

Two steps down into a double bedroom, two windows to the front and rear plus rooflight. Carpeted flooring, pitched ceiling with beams.

### Bedroom 2

Double dual aspect bedroom built in storage. Carpeted flooring. Roof light, pitched ceiling with beams.

### Shower Room

Oversized walk in shower with hand held and overhead shower heads, copper effect shower panelling. White toilet and wash hand basin with vanity beneath. Window to the front plus roof light. Pitched ceiling with beams.

### Gardens

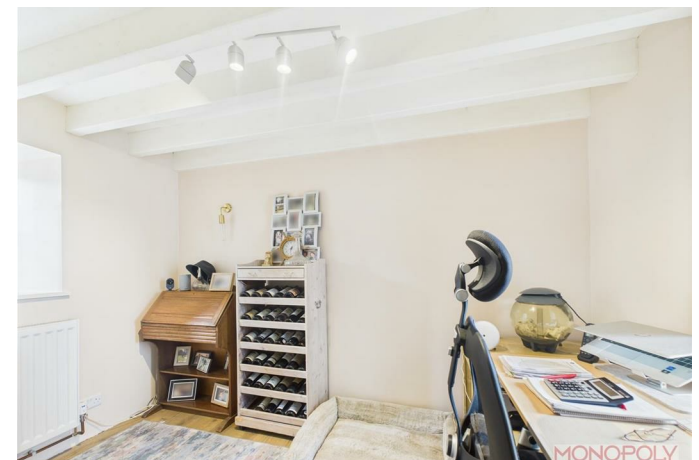
Stunning, huge, idyllic gardens, with an enormous range of mature plants, shrubs and flowers, patios, seating areas, ponds, streams and winding paths. Planting to all sides of the property.

### Detached Double Garage

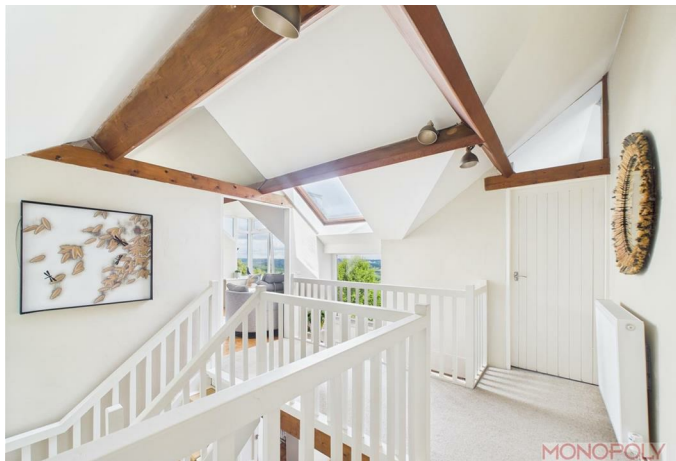
Located near the end of the driveway.

### Stables

Detached purpose built block with two stables with stable half doors and a tackroom/garden store.









**Driveway/Parking**

Off the lane there is a pull in to the front of the cottage with room for two cars. A timber gate opens onto the path leading to the front door. To the rear there is a long private driveway from the lane to the garages.

**Additional Information**

Air Source Heating, Insulation and solar panels added in 2024 since the EPC was last done... Due to the location on Hope Mountain which ensure the fabulous views the land although very useable it is steep and downhill from the house.

**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.

**Buyers Information Pack**











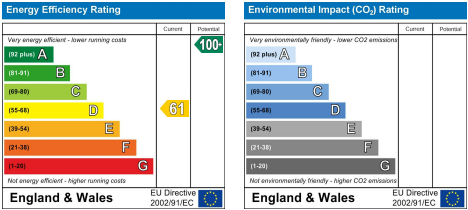


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