



**Well Presented Detached House (Re-Built 2016)**

**Fabulous Far Reaching Rural Views**

**3/4 Bedrooms (1 En-Suite)**

**Occupies A Large Plot (Just Over 3 Acres)**

**Fast Road Links To Whitchurch & North Wales**

**Paddock & Open Fronted Garage**

**Laburnum Cottage**  
Willington, Malpas SY14 7LX

**Offers Over £500,000**



**One thing's for certain, they don't make land anymore....**

**Here is a prime opportunity to purchase a family home, occupying a large plot (exceeding 3 acres) including an adjoining pony paddock, with stunning rural views all around!**

**Not only that, the original dwelling from which it was derived, was completely re-built and extended in 2016, so what we have is a relatively new property, complete with modern kitchen and bathrooms, leaving little for new buyers to do upon taking possession.**

**Those that enjoy equestrian pursuits are likely to be interested, as are those who require swift vehicular access into either nearby Whitchurch (7 miles) or Wrexham (9 miles) and further into North Wales.**

**The property faces the A525 and has lovely rural views, benefitting from a Cheshire address, whilst being just in Wales.**

**An internal inspection is recommended and the versatile accommodation layout means that the downstairs study could double as a fourth bedroom, if required. There is a spacious sitting room, complete with log burner for cosy nights in during the winter months and glazed double doors lead to the large kitchen/diner.**

**Upstairs, the master bedroom enjoys delightful views from the Juliette balcony over the paddock and countryside beyond.**

**There is ample parking, in addition to the detached double fronted garage, with open bay to one side.**

***Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566***

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. 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. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.





## GROUND FLOOR

### Spacious Entrance Hall 12' 11" x 7' 4" (3.93m x 2.23m)

Tiled floor, recessed ceiling spotlights and staircase to first floor with storage alcove below.

### Cloakroom 8' 8" x 3' 2" (2.64m x 0.96m)

Pedestal wash hand basin, close coupled WC, tiled floor and recessed ceiling spotlights.

### Study/Bedroom 4 12' 11" x 10' 4" (3.93m x 3.15m)

Recessed ceiling spotlights.

### Sitting Room 19' 1" x 14' 4" (5.81m x 4.37m)

Exposed brick fireplace incorporating log burning stove on slate hearth, rear facing rectangular box bay window 7' 8" x 4' 8" (2.34m x 1.42m), recessed ceiling spotlights and glazed double doors leading to: -

### Kitchen/Diner 22' 3" x 13' 5" (6.78m x 4.09m)

*narrowing to 10' 5" (3.17m)* Stainless steel sink and drainer inset in worktops with drawers, cupboards and integral dishwasher below, 4 ring electric ceramic hob with glazed splashback and illuminated extractor hood above, split level cooker comprising electric oven and grill, wall cupboards, full height storage cupboards, tiled floor, french double doors leading to rear garden, recessed ceiling spotlights and archway leading to: -

### Utility Room 9' 8" x 5' 11" (2.94m x 1.80m)

Worcester free-standing oil central heating boiler and worktop with cupboards, storage and plumbing for washing machine below, wall cupboards, tiled floor and stable external door.

## FIRST FLOOR

### Landing 15' 11" x 4' 0" max (4.85m x 1.22m max)

Recessed ceiling spotlights and built-in storage cupboard.

### Master Bedroom 17' 8" x 11' 5" max (5.38m x 3.48m max)

*narrowing to 8' 3" (2.51m)* 2 Velux double glazed skylight windows, Juliette balcony overlooking open fields, radiator and walk-in cupboard 6' 2" x 3' 8" (1.88m x 1.12m).

### En-Suite Bathroom 6' 6" x 6' 1" (1.98m x 1.85m)

L-shaped panelled bath with mixer tap and shower attachment, glazed shower screen, corner wash hand basin and close coupled WC. Tiled floor, Velux double glazed roof skylight window, part tiled walls, recessed ceiling spotlights and heated chrome towel rail.

### Bedroom 2 15' 1" x 7' 5" (4.59m x 2.26m)

Velux double glazed roof skylight window, radiator and recessed ceiling spotlights.

### Bedroom 3 10' 0" x 9' 7" (3.05m x 2.92m) and 5' 2" x 5' 2" (1.57m x 1.57m)

An L-shaped room with recessed ceiling spotlights and radiator.

### Family Bathroom 8' 9" x 5' 7" (2.66m x 1.70m)

L-shaped panelled bath with mixer tap, shower attachment and glazed shower screen, pedestal wash hand basin and close coupled WC. Recessed ceiling spotlights, tiled floor and heated chrome towel rail.

## OUTSIDE

Timber double gates allow access to the gravel driveway, which in turn leads to the timber **twin bay double garage**, each bay measuring 15' 10" x 9' 9" (4.82m x 2.97m).

Ample parking in driveway.

Formal rear and side gardens laid to lawn and screened from the road by mature hedges. Indian stone paved main entrance and paths around the property, plus low raised flower beds at the front.

To the rear of the garage there is an oil storage tank and general utility area.

A metal 5 bar gate off Plassey Lane provides access to the L-shaped pony paddock.

### Services

Mains water and electricity. Septic tank drainage.

### Central Heating

Oil fired boiler supplying radiators and hot water.

### Tenure

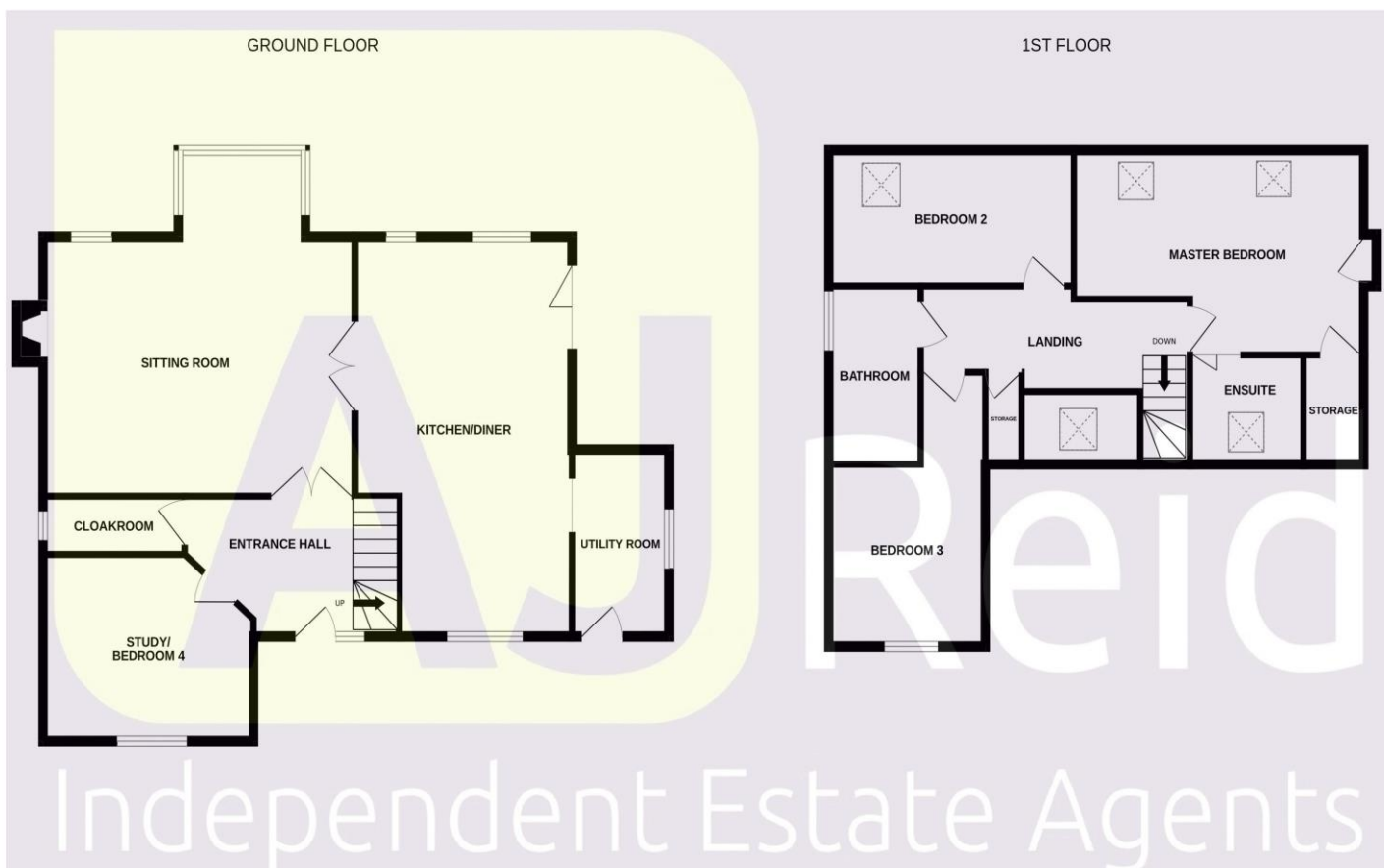
Freehold.

### Council Tax

Wrexham Borough Council - Tax band G.

### Agents Note

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

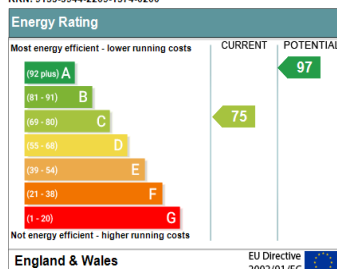


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

**Directions:** From Whitchurch, proceed out of town on Wrexham Road and at the roundabout with the bypass, proceed straight over (second exit) onto A525, signposted for Wrexham. Follow this road for about 6 miles and turn right into Plassey Lane and immediately left into the driveway of Laburnum Cottage.

**Legislation Requirement:** To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.

Address: Laburnum Cottage, Willington, MALPAS, SY14 7LX  
RRN: 9153-3944-2209-1574-0200



**Referral Arrangements:** We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

