



Extended Semi-Detached Cottage

Fabulous Far Reaching Views

Planning Permission(s) Granted To Demolish/Rebuild Extension

Located On The Banks Of The River Dee

Extension Is Structurally Compromised

Ample Parking For Several Vehicles

Rose Hill Lodge
Erbistock, Nr Wrexham LL13 0DR

Offers in the Region Of £275,000



The well-known estate agents' phrase "Location, Location, Location" certainly applies to Rose Hill Lodge!

Commanding uninterrupted, far-reaching views from its elevated position above the banks of the River Dee, this Grade II listed cottage is full of charm and character. It offers beautifully stocked, terraced gardens that wind down in a romantic tiered layout towards the river, finishing at a peaceful summer house at the bottom — an ideal spot to relax and take in the tranquil surroundings.

There's ample parking space too, with room for a small fleet of vehicles, and all of this is just a stone's throw from the local riverside village pub – bliss!

The dining area and the storage space beneath it, which form a more recent addition to the property, are in need of structural attention. However, this presents a wonderful opportunity for someone to redesign and rebuild this part of the home to suit their own taste and style. The property already benefits from planning permission (ref: P/2024/1370 – Wrexham County Borough Council, approved on 19/12/2024) for a new two-storey rear extension and a single-storey side extension (previously approved under P/2021/0245), subject to conditions.

The cottage is well presented throughout, brimming with character, and an internal viewing is highly recommended to appreciate everything it has to offer.

It also enjoys excellent access to the A483, providing convenient links to Wrexham, Chester and Shropshire – making it well suited for commuting across the region. The surrounding countryside is perfect for scenic walks, whether through nearby woodland or along the picturesque River Dee.

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

Timber Entrance Porch *10' 0" x 2' 9" (3.05m x 0.84m)*
Storage shelves, light and stable door leading to: -

Kitchen/Diner *20' 9" x 12' 8" (6.32m x 3.86m)*
Belfast sink, adjacent granite topped base units, matching island unit, LEISURE range style electric cooker with 5 ring electric ceramic hob and electric ovens and grill below with illuminated extractor hood above, wall cupboard, full height storage cupboards, (one housing the oil central heating boiler), tiled floor to kitchen area, laminate flooring to dining area, french double doors lead onto the timber balcony (which is currently unsafe), radiator and storage recess under stairs with plumbing for washing machine.

Sitting Room *16' 6" x 12' 8" (5.03m x 3.86m) narrowing to 8' 0" (2.44m)* Rustick brick fireplace with log burner and timber beam above, 3 wall light points, beamed ceiling, radiator and leading to: -

Study *10' 9" x 6' 8" (3.27m x 2.03m)*
Radiator and beamed ceiling.

FIRST FLOOR

Landing *13' 9" x 5' 5" (4.19m x 1.65m)*

Bedroom 1 *12' 11" x 9' 0" (3.93m x 2.74m)*
Windows to 2 aspects.

Bedroom 2 *12' 11" x 9' 0" (3.93m x 2.74m)*
One exposed brick feature wall, radiator and recess for wardrobe with sliding blinds.

Family Bathroom *10' 8" x 6' 5" (3.25m x 1.95m)*
Panelled bath, shower cubicle with mains mixer shower unit, wash hand basin and close coupled WC. Exposed timber floorboards and heated chrome towel rail.

OUTSIDE

Gravel courtyard with parking for numerous vehicles.

Easily managed front garden with roses, flowers and shrubs. External timber steps lead up to the balcony and down to the **BASEMENT** *11' 8" x 10' 3" (3.55m x 3.12m) with headroom 5' 1" (1.55m)* with light.

Enclosed rear garden laid to lawn and having mature trees, flowers, bushes, shrubs, paved patio and ornamental pond.

Wide steps with slate chippings lead down to a sheltered sun terrace with views over the river plain and further railway sleeper steps leading down to the lower garden area with loose slate chippings, outside lights, power and raised timber deck accommodating a **TIMBER CABIN** *16' 10" x 10' 2" (5.13m x 3.10m)* with views over fields and the river Dee beyond.

Services

Mains water and electricity. Septic tank drainage.

Central Heating

Bottle (Calor) gas boiler supplying radiators and hot water.

Tenure

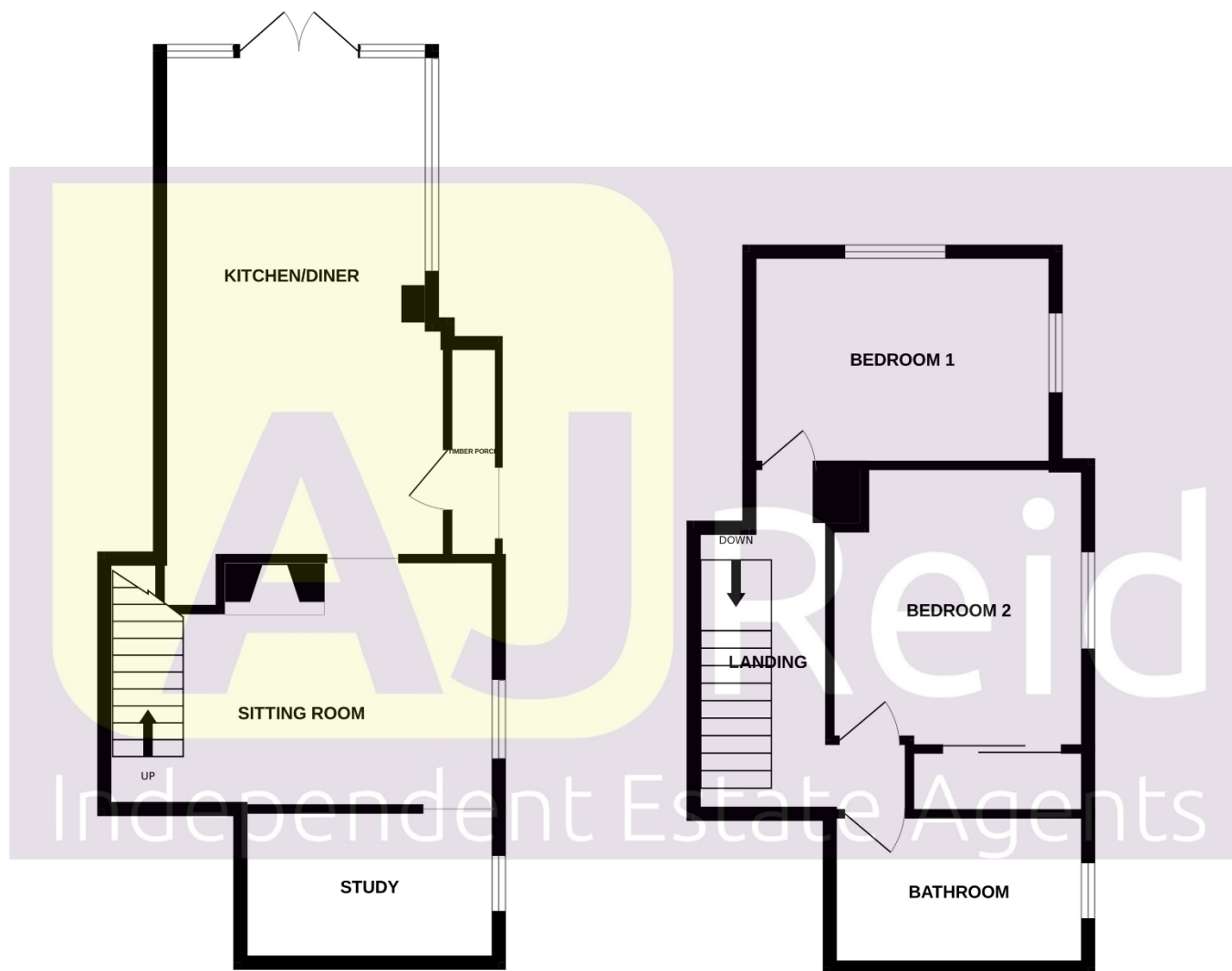
Freehold.

Council Tax

Wrexham Council - Tax Band E.

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 ©2023

Directions: From Whitchurch, take the bypass and follow A525, signposted for Wrexham. Follow the road for about 4 miles and then turn left, signposted A539 for Ruabon. Continue for about 7 miles, proceeding through Penley and then on through Overton, turning right onto A528 and following this road for around 2 miles to the bridge with the river Dee with the Cross Foxes public house. Proceed over the bridge and follow the road as it swings to the right and Rose Hill Lodge is the third property on the right hand side.

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.

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.