



Twining Hill Cottage
Erbistock | Wrexham



LARCH
PROPERTY



Twining Hill Cottage

Erbistock, Wrexham

LL13 0DE

A charming 6-bedroom property with excellent equestrian facilities and fantastic views of the surrounding countryside, set within 5.70 acres.

- Kitchen/breakfast room
- Entrance hall, lounge, dining room
- Utility with separate WC
- Ground floor bedroom with en suite
- Principal bedroom with en suite
- Four further bedrooms & family bathroom
- Double garage with games/music room above
- Brick building with three stables & purpose-built gym
- 20m x 40m outdoor arena
- In all approx. 5.70 acres



DESCRIPTION

Twining Hill Cottage is a charming, detached dwelling, which has seen a fantastic renovation and modernisation by the existing owners. The 6-bedroom home is well-presented and currently offers versatile family living.

The property is accessed off Twining Hill Lane, via a timber electric gated entrance. This leads into a large driveway and parking area. The property is built of a mixture of original sandstone and brick, under a slate roof and has been renovated and extended to a high standard.



The entrance leads into a principal hallway with parquet flooring and access to the kitchen and living room. The accommodation is well laid out with the principal space being the large kitchen/living area. The kitchen itself is stylish and modern with integrated appliances, central island and LPG gas fired SMEG range. There is a utility, boot room and WC off the kitchen with a back door leading to the rear of the property.

The principal living room has exposed beams and original sandstone, feature fireplace with log-burner. The dining room is a great space for entertaining and links the original part of the house with the remaining accommodation. This room also has double doors leading onto the patio and garden beyond.

Off the dining rooms is a hallway, double bedroom and shower room with WC. These rooms could easily be used for guest accommodation or separated living space for family. The stairs from the hallway lead to a large bedroom with balcony. Again, this space would be perfect for annexed accommodation.

The first floor of the original property includes and master bedroom with shower en-suite, three further bedrooms and a large family bathroom.

To the rear of the property is a double garage and external staircase leading to a games/music room. This space also lends itself to further residential accommodation if required.





EXTERNALLY

The south facing gardens include extensive lawns interspersed with flower beds, bushes and mature trees, enjoying the super views beyond from a slightly elevated position. The patio area at the rear is an ideal space to relax and entertain.

The brick built, L-shaped building includes three stables and a purpose-built gym with sliding doors onto a concrete pad and 40m x 20m arena adjacent. The arena has not been used recently but all drainage is in good condition.

There are two paddocks, one of which has separate road access. The land equates to 5.70 acres in total.

LOCATION

Twining Hill Cottage is positioned two miles from the rural village of Overton, making it fabulously positioned for those looking for a detached family home, with superb equestrian facilities and land. The attractive period property is positioned in a rural, yet accessible position, enjoying a picturesque setting surrounded by beautiful countryside but within easy access to local towns and villages.

Overton village is just two miles away from the property and has excellent amenities for a village of its size, including a village shop, café, public house, primary and pre-schools.



The market town of Ellesmere is the closest town and offers a wide range of facilities for everyday living, not to mention some of the best schooling in Shropshire. There are two extremely well-regarded pubs nearby in the Cross Foxes at Overton Bridge and The Boat Inn at Erbistock, both of which are located on the banks of the River Dee.

Further afield, both the City of Wrexham and the City of Chester offer a wide range of shops and a vast array of entertainment amenities along with both having railway stations offering regular services to major centres and central London. The property also benefits from excellent road links with the nearby A483 and A5 linking Chester to Shrewsbury and beyond.

There are several highly regarded schools in the area including Ellesmere College, Moreton Hall, Packwood Haugh, Oswestry School, Shrewsbury School and Kings and Queens in Chester. There are also well regarded primary and secondary schools in nearby Towns.

This is an excellent location for equestrian enthusiasts as there are an abundance of venues and equestrian centres within the area, along with hunting with the local Wynnstay Hunt and racing at Bangor-On-Dee Racecourse. Opposite the property is a quiet country road leading to the hamlet of Erbistock, which offers plenty of hacking.

DISTANCES IN APPROX. MILES

Overton 2m | Bangor on Dee 4m | Ellesmere 7m
Wrexham 5m | Oswestry 13m | Chester 20m
Shrewsbury 25m





DIRECTIONS

Postcode: LL13 0DE

What three words ///grove.headline.completed

From Wrexham take the A525 Whitchurch Road travelling into Marchwiell turning right at the church signposted Overton on Dee. Continue for about two miles turning right about 300 yards before Overton bridge, signposted to Ruabon, and after a short distance Twining Cottage will be seen as the first property on the right-hand side.

PROPERTY INFORMATION

TENURE: Freehold with vacant possession on completion

EPC RATING: D

SERVICES: Mains water, electricity, private drainage via bio-disk, oil fired central heating, gas LPG

AGENTS NOTE: Entitlements: no Quotas or Single Farm Payment entitlement are attached to the land.

LOCAL AUTHORITY: Wrexham County Council
Tel: 01978 292000

COUNCIL TAX BAND: G

VIEWINGS

Strictly by prior appointment with the agents Larch Property on 01743 709249 and 01948 666695.



Twinings Cottage, Erbistock
Total Approx. Floor Area 4575 Sq.ft. (425.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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