



FOR SALE

Offers In The Region Of £595,000

Pickhill Cottage, Pickhill, Cross Lanes, Wrexham, LL13 0UG

A particularly charming and generously proportioned detached four-bedroom country cottage benefitting from attractive gardens which extend, in all, to approx 0.4 acres, along with a detached double garage/office block, and delightful garden room, peacefully situated amongst open countryside in the rural hamlet of Pickhill.



Wrexham (6 miles), Chester (16 miles), Shrewsbury (29 miles).

All distances are approximate.



- Detached Country Cottage
- Generous Internal Accommodation
- Range of Traditional Features
- Approx 0.42 acre Gardens
- Detached Double Garage/Office
- Rural Yet Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer Pickhill Cottage in Pickhill for sale by private treaty.

Pickhill Cottage is a particularly charming and generously proportioned detached four-bedroom country cottage benefitting from attractive gardens which extend, in all, to approx 0.4 acres, along with a detached double garage/office block, and delightful garden room, peacefully situated amongst open countryside in the rural hamlet of Pickhill.

Internally, the property, which offers a wealth of generously proportioned accommodation replete with a range of traditional features at present comprises, on the ground floor, a Living Room, Dining Area, Garden Room, Study, Kitchen/Breakfast Room, Rear Porch, Utility Room, and Cloakroom, together with, to the first floor, four Bedrooms, a spacious landing, and two family Bathrooms.

Externally, the property is situated within well-maintained gardens to extend, in all, to approx 0.42 acres, or thereabouts, and feature a number of areas of lawn along with ample parking, a delightful gravelled patio area, and a detached double garage/office block.

The sale of Pickhill Cottage does, therefore, offer the incredibly rare opportunity for purchasers to acquire a charming four-bedroom detached country cottage with the benefit of ample garden and a detached garage, situated in a peaceful rural hamlet.

SITUATION

The peaceful rural hamlet of Pickhill is situated close to the village of Cross Lanes and Bangor-On-Dee, with the former enjoying a Village Shop and the latter boasting a wider range of amenities, including Church, Village Shop, School, and Public House. Whilst offering all that is best about the tranquillity of the Welsh countryside, Pickhill retains a convenient proximity to the thriving cities of Wrexham and Chester, both of which lie within easy commuting distance and offer a vast range of amenities of all kinds.

THE ACCOMMODATION COMPRISES:

The property is entered via a wooden door with double glazed panel in to a:

LIVING ROOM

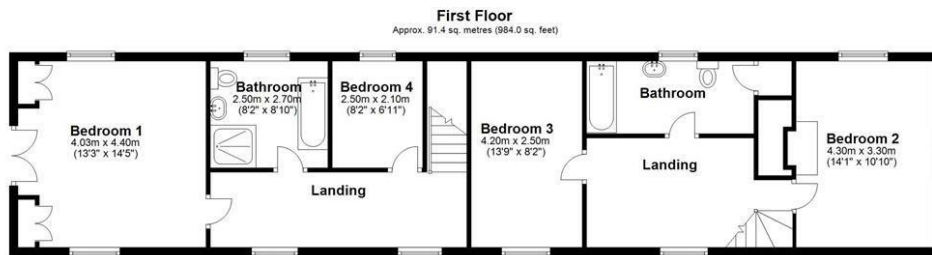
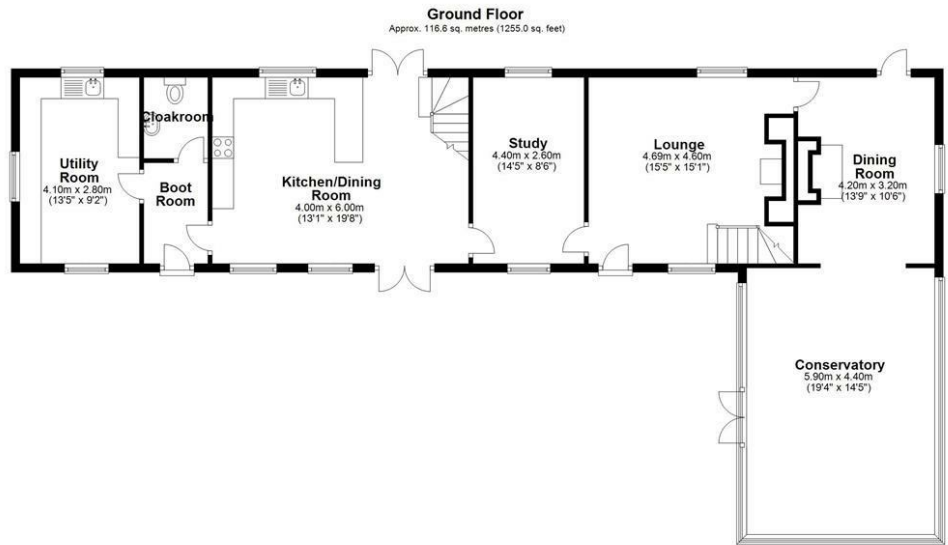
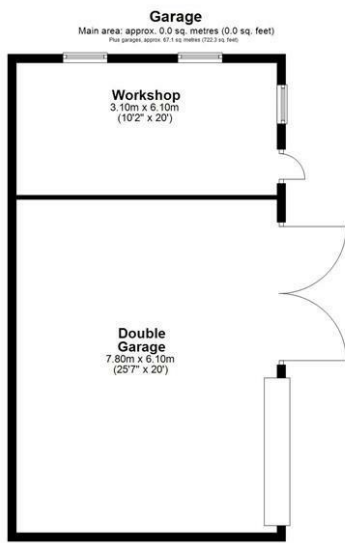
Fitted carpet as laid, double glazed window on to rear elevation, carpeted stairs rising to the first floor and a log burner set on to raised tiled hearth within an Inglenook fireplace with exposed brick work and heavy oak beam over. The room also features exposed brick work walls and a wealth of exposed timber. A door leads in to the:

DINING AREA

Oak flooring, UPVC double glazed window on to side elevation, wooden door with glazed panel leading out to the rear, exposed ceiling timbers and a walk way leading through to the:

GARDEN ROOM

A truly exceptional addition to the property allowing one excellent views over the garden and countryside beyond, with glazing on to three aspects a continuation of the solid wood flooring, a number of mains fed radiators and ceiling fans.



Main area: Approx. 208.0 sq. metres (2239.0 sq. feet)
Plus garages: approx. 67.1 sq. metres (722.3 sq. feet)
Pickhill cottage

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



STUDY

Fitted carpet as laid, double glazed windows on to front and rear elevation, exposed ceiling timbers and a door leading in to the:

KITCHEN/BREAKFAST ROOM

Tiled flooring, a number of UPVC double glazed windows on to front and rear elevations, double opening patio doors opening on to front and rear, with one end of the room given over to a Snug/Breakfast Area. The Kitchen contains a selection of base and wall units with tiled splashbacks, wood effect work surfaces over, inset one and half sink with draining area to one side and (H&C) above, freestanding Leisure Cookmaster with double oven, grill and warming tray below and seven gas rings above, with complimentary extractor hood over, planned spaces for appliances.

BOOT ROOM

Tiled flooring, solid wood door on to front elevation and a door in to the:

UTILITY ROOM

Tiled flooring, UPVC double glazed window on to front, rear and side elevations, a selection of base units with roll topped work surfaces above, planned space for appliances, tiled splashbacks and an inset stainless steel sink with draining area to one side and separate (H&C) taps.

CLOAKROOM

Tiled flooring, UPVC double glazed window on to rear elevation, oil fired Worcester boiler, a selection of coat hooks, wall mounted hand basin with tiled splashback and low flush WC.

FIRST FLOOR LANDING (EAST)

Fitted carpet as laid, two UPVC double glazed windows on to front elevation.

BEDROOM ONE

Fitted carpet as laid, UPVC double glazed window on to front and rear elevation, double opening UPVC doors onto Juliette balcony which offers lovely views over the landscape beyond.

BEDROOM TWO

Fitted carpet as laid, UPVC double glazed window on to rear elevation and inspection hatch to loft space.

FAMILY BATHROOM

Fitted carpet as laid, UPVC double glazed window on to rear elevation and a bathroom suite to include: walk-in shower cubicle with fully tiled surround and mains fed shower, pedestal hand basin with (H&C), low flush WC, an impressive larger than average bath with (H&C) mixer tap and shower attachment.

FIRST FLOOR LANDING (WEST)

Fitted carpet as laid, UPVC double glazed window on to front elevation, offering ideal space for further study, library or reading area, and a door leading to:

BEDROOM THREE

UPVC double glazed windows on to side and rear elevation allowing lovely views over the local countryside, traditionally styled open fireplace.

BEDROOM FOUR

Fitted carpets as laid, UPVC double glazed window on to front elevation.

BATHROOM TWO

Fitted carpet as laid, UPVC double glazed window on to rear elevation, door in to useful storage cupboard which contains a selection of slatted shelving and a bathroom suite to include: low flush WC, panelled bath (H&C) with shower attachment above, along with a Mira electric shower and a traditionally styled hand basin set in to vanity unit with storage cupboards below.

OUTSIDE

The property is approached through a five bar timber farm gate on to an extensive gravelled driveway which leads on to a further gravelled parking area and the:

DETACHED DOUBLE GARAGE/OFFICE BLOCK

Concrete floors, a double opening timber doors and a further "up-and-over" timber door (both enjoying an access width of approx 2.75m), power and light and mains fed water laid on.

The right hand side of the block was originally envisaged as a home office and at present provides an excellent area for storage but offers vast potential for a variety of onward usages i.e. home office, home gym etc. [PP permitting].



GARDENS

The gardens are a particularly notable feature of the property and extend, in all, to approx 0.42 acres, or thereabouts, at present comprising a number of shaped areas of lawn with brick edging interspersed with a variety of raised and sunken beds and bordered on two sides on to open farmland. The property is bordered to the south by a brook which runs along the length of the property boundary. The garden also features a charming cottage garden comprising three raised beds offering options for the growing of the variety of fruits and vegetables. There is also a timber garden storage shed and an attractive gravelled patio area which represents an ideal space for outdoor dining and entertaining.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system and the heating is oil-fired.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY & COUNCIL TAX

Wrexham County Borough Council, Wrexham Library, Rhosddu Road, Wrexham. LL11 1AU

The property is in Council Tax Band 'E' on the Local authority register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

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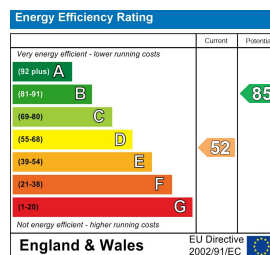
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622 602

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