

**FOR SALE**

Price Guide £710,000

Woodlea, Kiln Lane, Cross Lanes, Nr Wrexham, LL13 0SY

A stylish and well designed four bedroom detached country house with a large detached garage/workshop and super surrounding gardens extending to around 1.7 acres, situated in a private and popular semi-rural location.



Marchweil (1.5 miles), Bangor-on-Dee (3 miles), Wrexham (3 miles), Ellesmere (9 miles) and Chester (18 miles).

(All distances approximate)



- Detached country house
- Sociable internal layout
- Presented to a high standard
- Gardens & grounds ext. 1.7ac
- Large garage/workshop
- Popular semi-rural location

DESCRIPTION

Halls are delighted with instructions to offer Woodlea, Cross Lanes for sale by private treaty.

Woodlea is a stylish and well designed four bedroom detached country house with a large detached garage/workshop and super surrounding gardens extending to around 1.7 acres, situated in a private and popular semi-rural location.

The internal accommodation, which has been subject to a sympathetic refurbishment in recent years, carried out with great taste and skill to provide, on the ground floor, an Entrance Porch, impressive full height Reception Hall, Kitchen/Breakfast room opening through to a full height Dining Hall, Living room, Sitting room, formal Dining Room, Utility Room and downstairs Cloakroom together with four first floor Bedrooms (two with En-Suite facilities) and a family Bathroom. The property benefits from double glazed windows and doors, an oil fired central heating system and is presented for sale with any fitted carpets included in the purchase price.

Outside, the property is approached through double opening high level gates over a gravelled drive which leads to the front and side providing ample parking and manoeuvring space, with a recently constructed substantial detached garage/workshop (8.4m x 6.4m) to one side.

The gardens and grounds are a most attractive feature, including sweeping lawns, two paved patio terraces providing ideal outdoor entertaining space, well stocked borders containing a variety of maturing shrubs, bushes and trees and the unusual feature of an area of woodland which runs the perimeter of the property and provides complete privacy, as well as a haven for wildlife.

SITUATION

Woodlea is situated midway between the noted villages of Bangor-on-dee and Marchweil, conveniently positioned for commuting to Wrexham (3 miles) and Chester (18 miles), both of which provide a comprehensive range of amenities of all kinds. The A483 (3.6 miles) provides good road links to the north and south and the M53 and M56 motorways provide relatively easy access to Liverpool and Manchester whilst Crewe and Chester stations offer an inter-city rail service to London Euston taking approximately 1Hr 30mins and 2 Hrs respectively.

LEISURE

There are Golf courses situated at Wrexham, Carden Park at Chester and Hill Valley at Whitchurch, whilst, for those with equestrian interests, there is National Hunt racing at Bangor-On-Dee (4 miles away) and hunting is with the Wynnstay.

EDUCATION

There is a primary school in the village complimented by schools at The Maelor School at Penley, Moreton Hall at Weston Rhyn, Packwood Haugh at Ruyton XI Towns, Ellesmere College, Oswestry School and Shrewsbury Schools, as well as the Kings and Queens and Abbey Gate College in Chester.

THE ACCOMMODATION COMPRISES:

A timber front entrance panel with decoratively glazed centre panel and windows to either side opening in to an:

ENTRANCE PORCH

Travertine tiled flooring and recessed double storage cupboard.

IMPRESSIVE FULL HEIGHT RECEPTION HALL

Oak flooring and staircase to first floor.



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



3 Bath/Shower
Room/s



LOUNGE

20'0" x 15'1"

Two sets of fully glazed double opening doors to front elevation, double glazed windows to side elevation, open firegrate and ceiling coving.

DINING ROOM

13'1" x 9'10"

Double glazed windows to side and front elevations and fitted carpet as laid.

UTILITY ROOM

Stainless steel sink unit (H&C) with a mixer tap, roll topped work surface areas to one side and cupboards below and planned space for a washing machine, upright storage cupboard, matching eye level cupboard, further roll topped work surface area, planned space below for appliance, matching eye level cupboards, a Worcester boiler, partly glazed door leading out to the drive with a double glazed window to side elevation.

DOWNSTAIRS CLOAKROOM

Hand basin (H&C), low flush WC, travertine tiled floor and double glazed opaque window to side elevation.

SUPER KITCHEN/BREAKFAST ROOM

31'6" x 17'9"

An excellent fitted kitchen with a one and half bowl sink unit (H&C) with mixer tap, extensive range of granite work surface areas as well as a central granite topped breakfast island, base units incorporating cupboards and drawers, integrated Indesit dishwasher, two integrated Bosch ovens, a Bosch five ring gas hob unit with extractor hood over, planned space for American style fridge freezer, wine cooler, planned space for bar stools, double glazed window to rear elevation.

DINING HALL

Travertine flooring, full glazing to one elevation with partial glazed ceiling, multi-fuel burning stove set within a recess, galleried landing.

LIVING ROOM

17'9" x 15'5"

Oak flooring, window to front elevation and double opening glazed doors to rear elevation with glazed side panels to either side.



FIRST FLOOR GALLERIED LANDING

Fitted carpet as laid, galleried landing with glass balustrade and full glazing to front elevation enjoying super views over countryside.

BEDROOM ONE

17'9" x 15'4"

Fitted carpet as laid, double glazed double opening doors to front elevation with Juliette balcony.

EN SUITE BATHROOM

Pedestal hand basin (H&C), corner shower cubicle with mains fed shower, panelled bath (H&C) with mixer tap and shower attachment, low flush WC and double glazed window to rear elevation.

BEDROOM TWO

17'9" x 13'5"

Fitted carpet as laid, double glazed window to rear elevation and extensive range of wardrobes.

EN SUITE SHOWER ROOM

Vanity hand basin (H&C) with double cupboard below, shower cubicle with mains fed shower, low flush WC, double glazed opaque window to side elevation and chrome heated towel rail/radiator.

BEDROOM THREE

15'5" x 10'6"

Fitted carpet as laid and double glazed windows to side and front elevations.

BEDROOM FOUR

12'10" x 12'2"

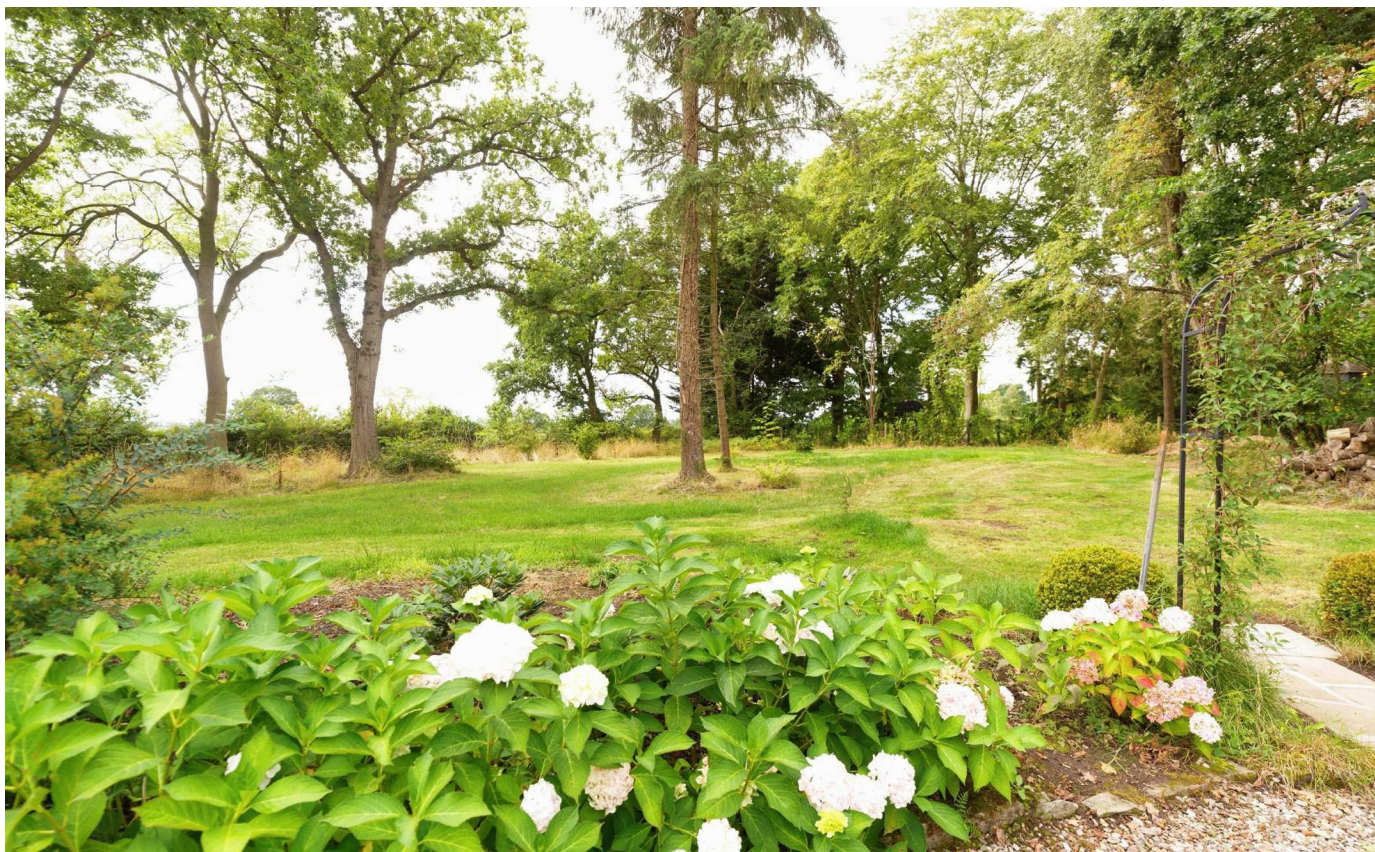
Fitted carpet as laid and double glazed window to front elevation.

FAMILY BATHROOM

Pedestal hand basin (H&C), panelled bath (H&C), a two man walk-in shower cubicle with mains fed shower, low flush WC, chrome heated towel rail/radiator, double glazed opaque windows to side elevation and fully tiled walls.

OUTSIDE

The property is approached through double opening high level timber entrance gates over a gravelled drive which continues to the front and side of the property providing ample parking and manoeuvring space and leading to a:



DETACHED GARAGE/WORKSHOP BUILDING

27'7" x 21'0"

Concreted floor, two electrically operated up and over front entrance doors, double glazed windows to rear elevation, side pedestrian entrance door, power and light laid on.

GARDENS & GROUNDS

The gardens and grounds are a super feature of the property and have been greatly improved by the present vendors, comprising extensive lawns which surround the property with two paved terraces providing ideal outdoor entertaining space and a number of well stocked borders containing maturing shrubs bushes and trees.

An unexpected but pleasing feature is the wooded area which runs along the perimeter of the property providing a haven for wildlife. To one side are raised vegetable garden beds.

SERVICES

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

TENURE

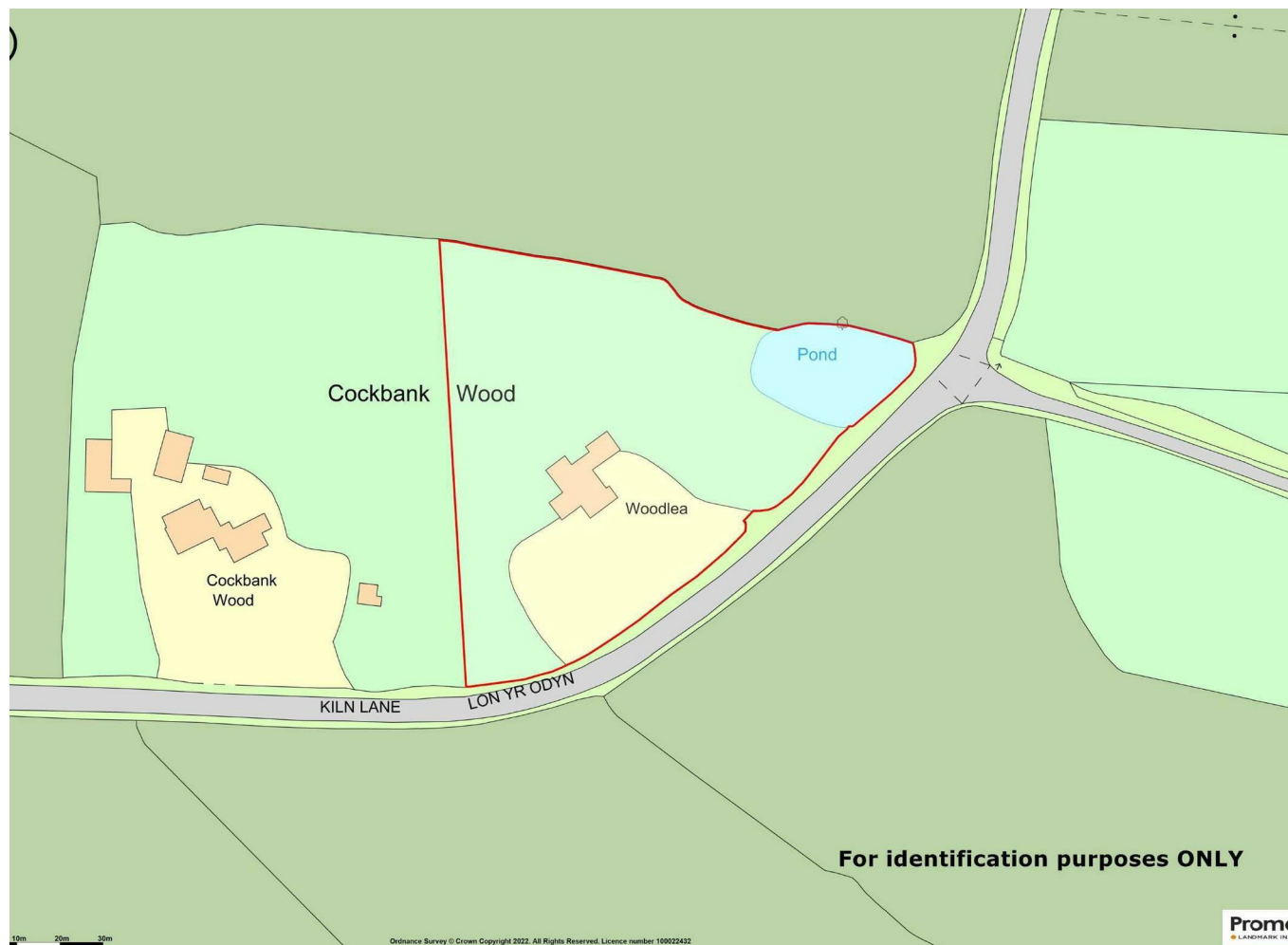
The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY & COUNCIL TAX

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel - 01978 292000. The property is in Council Tax Band 'G'.

FOR SALE

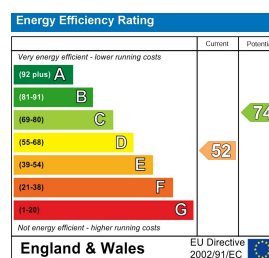
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



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