



# BRYN VILLA

BOWLING BANK | WREXHAM | LL13 9RT





# BRYN VILLA

BOWLING BANK | WREXHAM | LL13 9RT | SY3 7NU

Wrexham (6 miles) | Chester (14 miles) | Shrewsbury (30 miles) | Liverpool (38 miles)  
(all mileages are approximate)

## A SUBSTANTIAL COUNTRY HOUSE WITH TRIPLE GARAGE AND PADDOCK.

Imposing Country Home offering around 2,800 sq ft of accommodation  
Triple Garage Block  
Gardens and Paddock extending to circa 1.3 acres  
Peaceful rural setting within easy reach of Wrexham and Chester



**Ellesmere Office**

The Square, Ellesmere,  
Shropshire, SY12 0AW

**T:** 01691 622602

**E:** [ellesmere@hallsgb.com](mailto:ellesmere@hallsgb.com)

Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Bryn Villa is a substantial four-bedroom detached country house which boasts generously proportioned rooms and offers scope for selective modernisation, peacefully yet conveniently positioned in a delightful rural setting within easy reach of the cities of Wrexham and Chester.

The property is situated within grounds which extend, in all, to around 1.3 acres and comprise lovingly maintained gardens, patio areas, and an approx. 2/3 acre paddock, all of which offer pleasant views across local farmland and the landscape beyond. The property is complimented by a gated access which leads on to a generous circular driveway and further on to a triple Garage block.

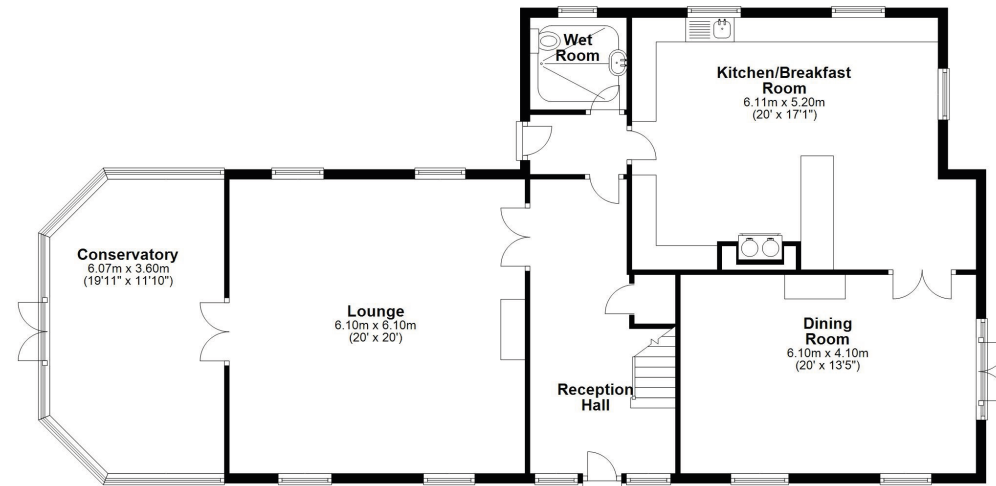
## SITUATION

Bryn Villa is peacefully situated in the hamlet of Bowling Bank and nestles within the gently undulating landscape of the Welsh/English border, with idyllic views of open farmland in abundance in all directions. The property lies roughly equidistant between the well-regarded villages of Farndon, Malpas, and Bangor-On-Dee, all of which offer a range of local amenities, including Schools, Shops, and Public Houses, and is conveniently positioned for access to the cities of Chester and Wrexham.

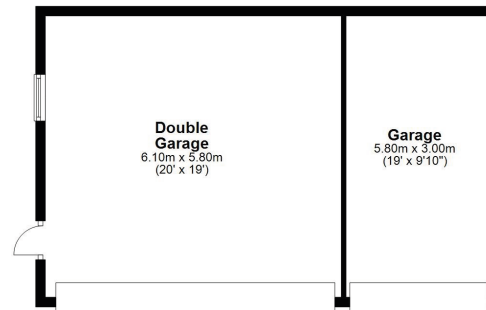
## PROPERTY

The property is principally accessed via an impressive Reception Hall with stairs rising to a versatile galleried landing and a door leading into a substantial yet welcoming Lounge, which boasts windows onto both the front and rear and a feature exposed-brick inglenook fireplace; from the Lounge, doors lead into an award-winning conservatory which provides excellent views over the extensive and particularly well-cared for gardens. The ground floor further comprises a generous Kitchen/Breakfast Room, which serves as the heart of the home and features doors which lead into the adjoining Dining Room and a rear hallway, where access is available to both the gardens and the ground floor Wet Room.

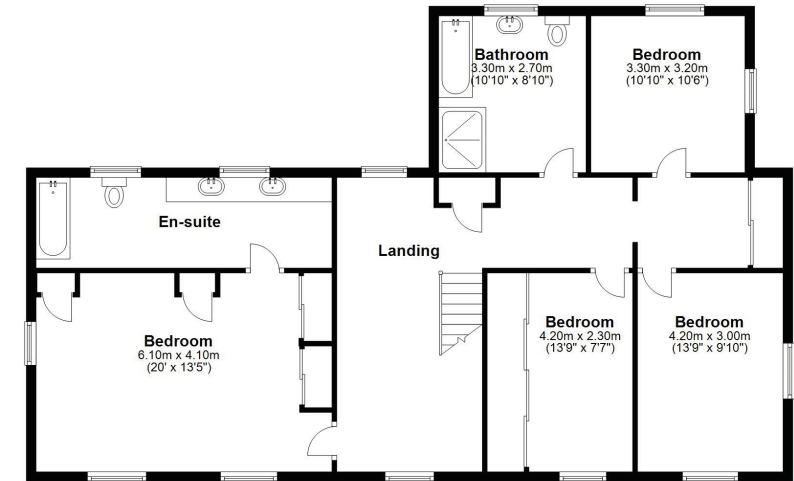
**Ground Floor**  
Approx. 146.6 sq. metres (1577.8 sq. feet)



**Garages**  
Approx. 53.4 sq. metres (574.4 sq. feet)



**First Floor**  
Approx. 115.1 sq. metres (1238.6 sq. feet)



Total area: approx. 315.0 sq. metres (3390.8 sq. feet)  
**Bryn Villa**

The first floor provides similarly well-proportioned rooms set within a conscientiously orchestrated layout, with all windows capitalising on the chance to offer excellent views over the charming countryside beyond. The landing acts to not only allow transit from the various rooms but as a feature of the property and contains ample space for the introduction of a home office or reading nook. To the western end of the property is an impressive Master Bedroom with integrated storage and

accompanying En-Suite Bathroom and, complimenting the Master Bedroom, are three further Bedrooms, all of which can accommodate double beds, and a Family Bathroom. The eastern portion of the first floor is so designed that it could offer the potential to become a private suite, thus providing scope for multi-generational living.



## GARDENS

The grounds of Bryn Villa are a particularly notable feature of the property and have been lovingly maintained and improved by the current vendor, whilst extending, in all, to around 1.3 acres.

The property is entered through metal gates set within brick walling onto a generous tarmac driveway, with central fountain feature, which allows space for the parking of a number of vehicles and leads on to the detached triple garage.

Positioned to the west and north of the property are extensive lawns which are afforded a tremendous amount of privacy by the mature hedge and treeline boundary, with attractive patio areas situated directly to the rear and alongside the Conservatory, both of which provide excellent opportunities for outdoor dining and entertaining.

The gardens abut open fields to the rear and are interspersed with well-stocked floral and herbaceous beds, and also boast an impressive greenhouse with closely situated vegetable garden.

## PADDOCK

Occupying the western end of the grounds is a conveniently sized paddock (approx. 2/3 acre) which can be accessed from the driveway or directly from the road via a dedicated secondary access. Retained within mature hedge boundaries, the paddock is especially versatile but will be of particular interest to those wishing to enjoy the option of grazing animals within the boundaries of their home.

## SCHOOLING

Within a short drive are a number of highly rated state and private schools, including: St. Pauls Primary, Holt School, St. Christopher's School, Bryn Tirion School, The Maelor School, and the King's and Queen's schools in Chester.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.

## SERVICES

We understand that the property has the benefit of mains water and electric. The heating is oil-fired and drainage is provided by a private system.

## COUNCIL TAX

Council Tax Band – H

## DIRECTIONS

What3Words ///plantings.bleaker.turns

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

## RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.



### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.

