

Halls 1845

FOR SALE

Offers in the region of £595,000

## Ploughmans Cottage, Bowling Bank, Nr Wrexham, LL13 9RY

A substantial four-bedroom detached period country cottage boasting characterful and sympathetically presented living accommodation alongside generous gardens and versatile outbuildings, peacefully situated within the popular rural hamlet of Bowling Bank.





Farndon (4 miles), Wrexham (6 miles), Malpas (12 miles), Chester (13 miles).

All distances approximate.



- **Period Country Cottage**
- **Traditional Features**
- **Flexible Living Accommodation**
- **Generous Gardens**
- **Semi-Rural Location**
- **No Onward Chain**

## DESCRIPTION

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

Ploughman's Cottage is a substantial Grade II listed period country cottage which has, over the years been subject to a range of extensions and improvements for use under a number of guises, including a public house, but which now stands as an impressive country home providing over 2,500 sq ft of characterful and sympathetically modernised living accommodation offering a flexible and versatile arrangement to cater to a variety of demographics, including scope for use by multi-generational families.

At present, the property enjoys an array of generously proportioned rooms retaining a wealth of traditional features, these situated across two floor and currently comprising, on the ground floor, an Entrance Hall, Living Room, Family Room, Cloakroom, Kitchen, Utility Room, Dining Room, a further Reception Room (with adjoining En-Suite), and rear Hall, together with four first floor Bedrooms, one of which is independently accessed.

The property is positioned within generous gardens which extend, in all, to around 0.29ac; accessed off a quiet country lane onto a substantial gravelled driveway situated to the front of the home and providing space for a number of vehicles. To the side and rear of the property are private gardens which enjoy a desirable southerly aspect and presently comprise an expanse of lawn bordered by established floral and herbaceous beds, alongside an attractive paved patio area and a number of mature trees.

Ploughmans Cottage is complemented by a number of useful and versatile outbuildings with, adjoining the property to the east, a Stable which could readily serve a variety of onward usages or (LA consent permitting) be assumed into the living accommodation. Situated within the gardens is a further outbuilding ideal for general storage.

## SITUATION

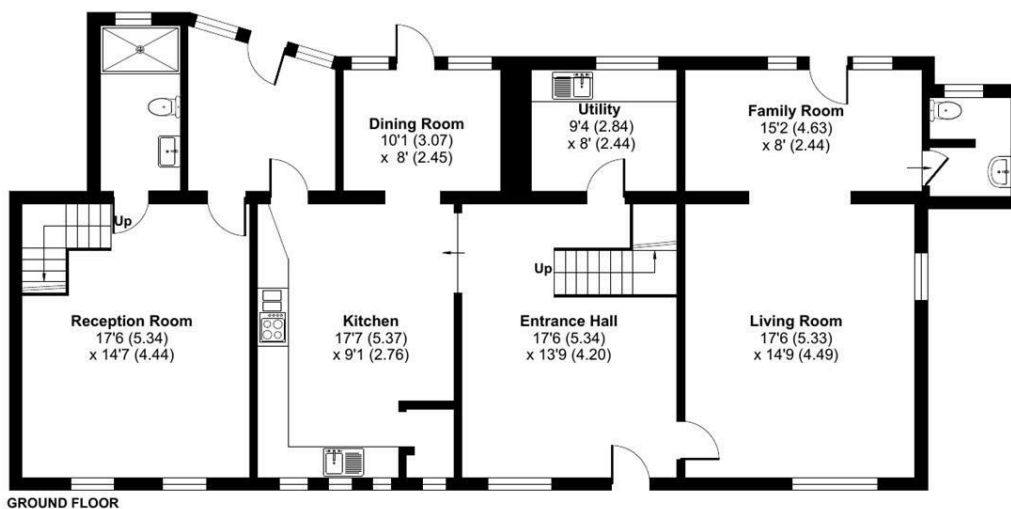
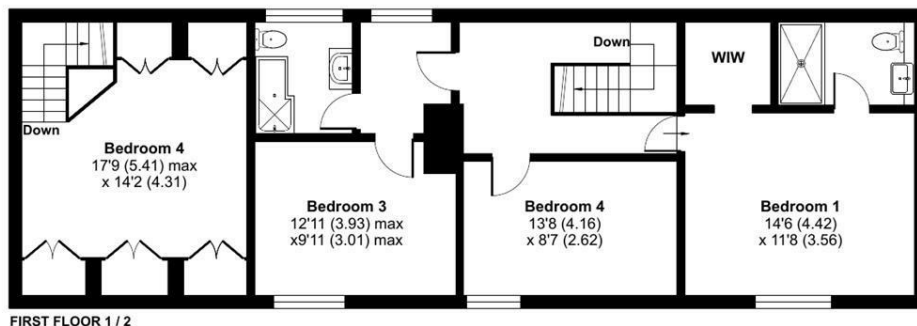
Ploughmans Cottage is peacefully situated in the hamlet of Bowling Bank and nestles within the gently undulating landscape of the Welsh/English border, with open farmland in abundance in all directions. The property lies roughly equidistant between the well-regarded villages of Farndon, Malpas, and Bangor-On-Dee, 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.

## 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.



Approximate Area = 2526 sq ft / 234.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1291187



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.





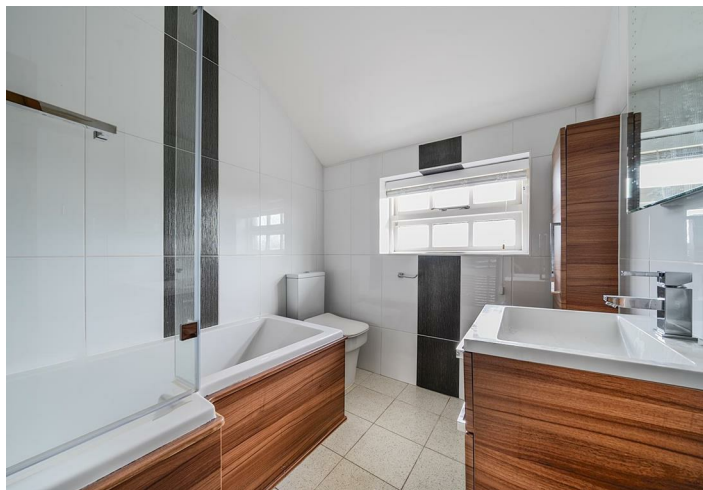
5 Reception  
Room/s



4 Bedroom/s



3 Bath/Shower  
Room/s



## THE PROPERTY

The property provides principal access via a partially enclosed front entrance porch which opens into a Reception Hall with flagstone floors, window onto the front elevation and a multi-fuel burner positioned within an exposed brickwork inglenook, and from where a door leads immediately to the right into a generously proportioned Living Room with dual-aspect windows, a further multi-fuel burner, and a planned walkway which opens into a versatile room ideal for use as a Snug or Family Room, with a door which opens directly onto the garden and a further door which leads into a Cloakroom.

Turning to the left from the Reception Hall, one enters a modernised Kitchen which has been sympathetically improved to retain vestiges of the property's history whilst providing all the comforts of modernity, with a range of base and wall units and integrated appliances, with a Rayburn elegantly nestled within an exposed brickwork inglenook. The Kitchen meanders through to a partially separated Dining/Breakfast area offering wonderful views across the rear gardens, and a door which opens onto the same.

A further door leads off the Kitchen into a Rear Lobby with rear access door into the garden and an internal door which provides access into a versatile room most recently utilised as a further Reception Room, with two-windows onto the front elevation and stairs which rise to a separate first floor double Bedroom, alongside an adjoining En-Suite Bathroom containing a modern white suite.

This element of the property provides excellent potential for use as independent living accommodation, either for dependants/guests, or for short-term holiday letting.

Stairs rise from the Reception Hall to a first floor landing where doors provide access into three further Bedrooms, all of which can accommodate double beds and with the Master enjoying an adjoining En-Suite Shower Room, alongside a family Shower Room.

## OUTSIDE

The gardens are a particularly notable feature of the property, extending, in all, to around 0.29 acres and accessed onto a substantial gravelled driveway positioned to the front of the property and providing ample space for multiple vehicles.

The rear Gardens enjoy a desirable southerly aspect and at present comprise a generous expanse of lawn interspersed by established floral and herbaceous beds, alongside a range of mature trees.

## OUTBUILDINGS

The property is complemented by a number of useful outbuildings. Adjoining the property is a single storey stable (approx. 5.5m x 4.0m) with, situated within the gardens, a general storage shed (approx. 8.0m x 4.5m)

## THE ACCOMMODATION COMPRISES

- Ground Floor -

Reception Hall: 5.34m x 4.20m

Living Room: 5.33m x 4.49m

Family Room: 4.63m x 2.44m

Cloakroom:

Kitchen: 5.37m x 2.76m

Dining Room: 3.07m x 2.45m

Rear Lobby:

Reception Room: 5.34m x 4.44m

En-Suite:

- First Floor -

Bedroom One: 4.42m x 3.56m

Bedroom Two: 3.93m x 3.01m

Bedroom Three: 4.16m x 2.62m

Bedroom Four: 5.41m x 4.31m

Family Bathroom:



### DIRECTIONS

From the B5130, in Isycoed, with St Paul's VA Primary School primary school on your left-hand side, take your next right turning into Church Lane. Proceed for around 0.2 of a mile and bear right at Church House, remaining on Church Lane. Continue for a further 0.2 of a mile and bear right into Bryn Villa road where the property will be situated on your left hand side, by the Church, identified by a Halls 'For Sale' board.

### W3W

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### SERVICES

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

### TENURE

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.

### COUNCIL TAX

The property is in Council Tax band G. Wrexham County Borough Council The Guildhall, Wrexham LL11 1AY.

### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

### LISTING

We are advised that the property is Grade II listed

### VIEWINGS

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



FOR SALE

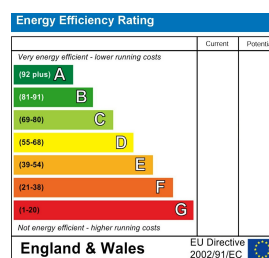
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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

**Ellesmere Sales**

The Square, Ellesmere, Shropshire, SY12 0AW

E: [ellesmere@halls.gb.com](mailto:ellesmere@halls.gb.com)



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