



**Lower Farm**  
Isycoed, Wrexham, LL13 9RY

**Rostons**  **VILLAGE & COUNTRY HOMES**  
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# Lower Farm

## Isycoed, Wrexham, LL13 9RY

### Auction Guide Price - £500,000

A fantastic opportunity to purchase this superb 6 bedroom former Farmhouse, plus two storey Annex/Cottage, set in excellent grounds and adjoining paddock, extending to 4.5 acres or thereabouts.

The accommodation requires refurbishment, however there is scope for improvement with the spacious and flexible living accommodation which comprising entrance hall, 4 reception rooms and kitchen. To the first floor there is a landing, 6 bedrooms and 2 bathrooms, plus a large attic space.

The Annex/Cottage offers a reception room, kitchen, ground floor bathroom and 2 first floor bedrooms. Externally, there is an array of outbuildings, large yard and stable block, lawned garden and access to the adjoining paddock. It is located in a sought after area of Wrexham.

#### LOCATION & VILLAGE INFORMATION

Isycoed is a community in Wrexham County and lies around 5 miles to the east of Wrexham, close the River Dee on the boarder with England. Isycoed is a popular village, located within easy reach of both Wrexham and Chester, both offering a comprehensive range of supermarkets and independent retailers, recreational facilities and shopping amenities. The area offers beautiful countryside and public walks and affords excellent commuter links to major commercial areas of the North West, via M56 and M53 motorway networks and a direct rail link from Chester Train Station to Euston London.

On the educational front, the area has a good range of Primary and Secondary Schools with a selection of noted independent schooling including Kings and Queens School in Chester, Ellesmere College and Abbey Gate College. More locally, there are 4 Primary Schools within 4 miles, including Holt Community Primary School, Shocklach Oviat C of E Primary School and Farndon Primary School.







Entrance Hall



Study



Family Room



Sitting Room

### ACCOMODATION ENTRANCE HALL

A spacious entrance hall with tile flooring.

### SITTING ROOM

Large double glazed window, tiled flooring, recess open fire, beamed ceiling and radiator.

### DINING ROOM

3 double glazed windows, 2 radiators, tile flooring.

### FAMILY ROOM

Double glazed windows to front and side, open fireplace, radiator.

### STUDY

Double glazed window, radiator and fireplace.





Kitchen

### **KITCHEN**

Wall, base and drawer units, single drainer sink unit, electric point for a cooker, tiled flooring, tile splash backs, double glazed window to front, radiator. Understairs cupboard.

### **REAR UTILITY ROOM**

Radiator, tile flooring, single drainer sink unit, plumbing point for a washing machine, door to outside.

### **GROUND FLOOR W.C.**

W.C. and wash hand basin, window.



Kitchen



Rear Utility Room



### **FIRST FLOOR LANDING**

Double glazed window to front, 2 radiators.

### **BEDROOM 1**

Double glazed window and radiator.

### **BEDROOM 2**

Double glazed window and radiator.

### **BEDROOM 3**

Double glazed window and radiator.  
Access to the attic space.

### **BEDROOM 4**

Double glazed window and radiator.

### **BEDROOM 5**

Double glazed window and radiator.

### **BEDROOM 6**

Double glazed window and radiator.

### **BATHROOM**

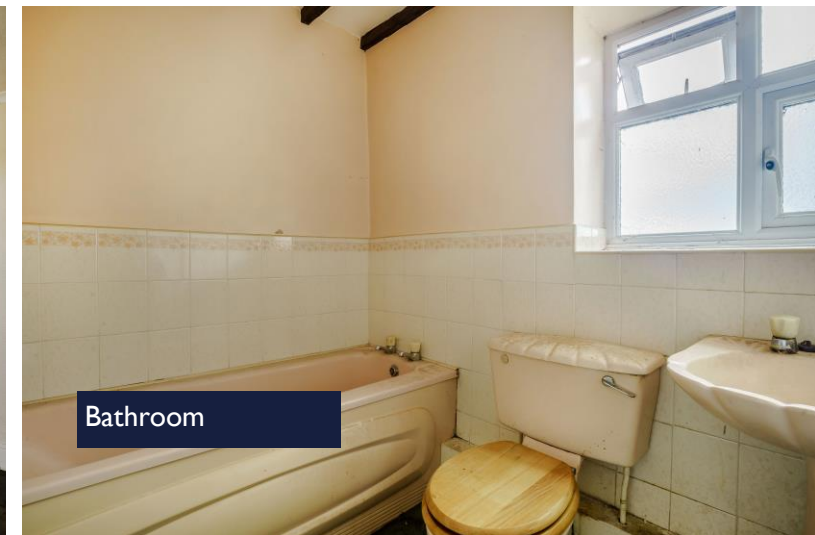
Panel bath, mixer tap and hand held showerhead over, shower cubicle, mains shower, W.C. and wash hand basin. Airing cupboard housing the hot water cylinder. Double glazed window.

### **BATHROOM 2**

Panel bath, W.C. and wash hand basin, double glazed window, radiator.

### **ATTIC SPACE**

Via bedroom 3, part boarded, ideal for storage.







Inner Hall

### **ANNEX/COTTAGE KITCHEN**

Window to rear, single drainer sink unit, door through to reception I.

### **SITTING ROOM/KITCHEN**

Formerly the original kitchen, open plan with window to side and door to rear porch with further access to outside.

### **INNER HALL**

Stairs to the first floor landing.

### **GROUND FLOOR BATHROOM**

Panel bath, electric shower, W.C. and wash hand basin, window to front, built in cupboards.

### **FIRST FLOOR LANDING**

Access to the bedrooms.

### **BEDROOM 1**

Window to front, built in airing cupboard.

### **BEDROOM 2**

Window to front.



Sitting Room/Kitchen



Bedroom 1



## OUTSIDE

Right of access to the front of the property, extending to off road driveway parking and lawned gardens, an array of outbuildings including 3 attached outbuildings, log store and former boiler house, 3 further outbuildings and stable block, large yard area and gate access onto a fenced lawned garden, extending to the adjoining paddock measuring approximately 3.8 acres with separate vehicle access.

## DIRECTIONS

From Broxton Roundabout, take the third exit onto Broxton Road (A534) turn left onto Francis Lane (B5130) turn left onto the B5130 turning left onto Church Lane, turn right and stay on Church Lane where the property can be found on your left hand side, with a for sale board in situ.

## APPROXIMATE DISTANCES

- Manchester Airport - approximately 50 miles
- Liverpool John Lennon Airport – 42 miles

## TITLE

N.B. Both Lower Farm and the adjoining land are on separate titles. We would advise potential buyers seek clarification of this prior to exchange of contract.

## SERVICES

Mains water, electric and private drainage/septic tank.

## COUNCIL TAX - TBC

## EPC – E

## VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

## DISCLAIMER

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## Lower Farm House Wrexham, Isycoed, Wrexham, Wrecsam

Approximate Gross Internal Area

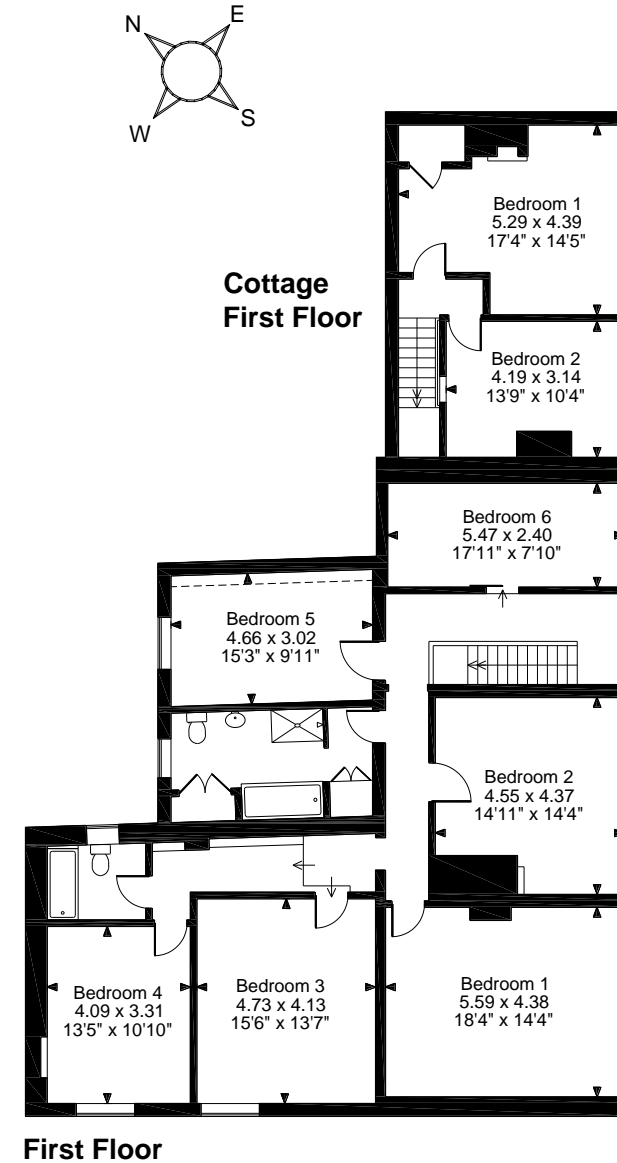
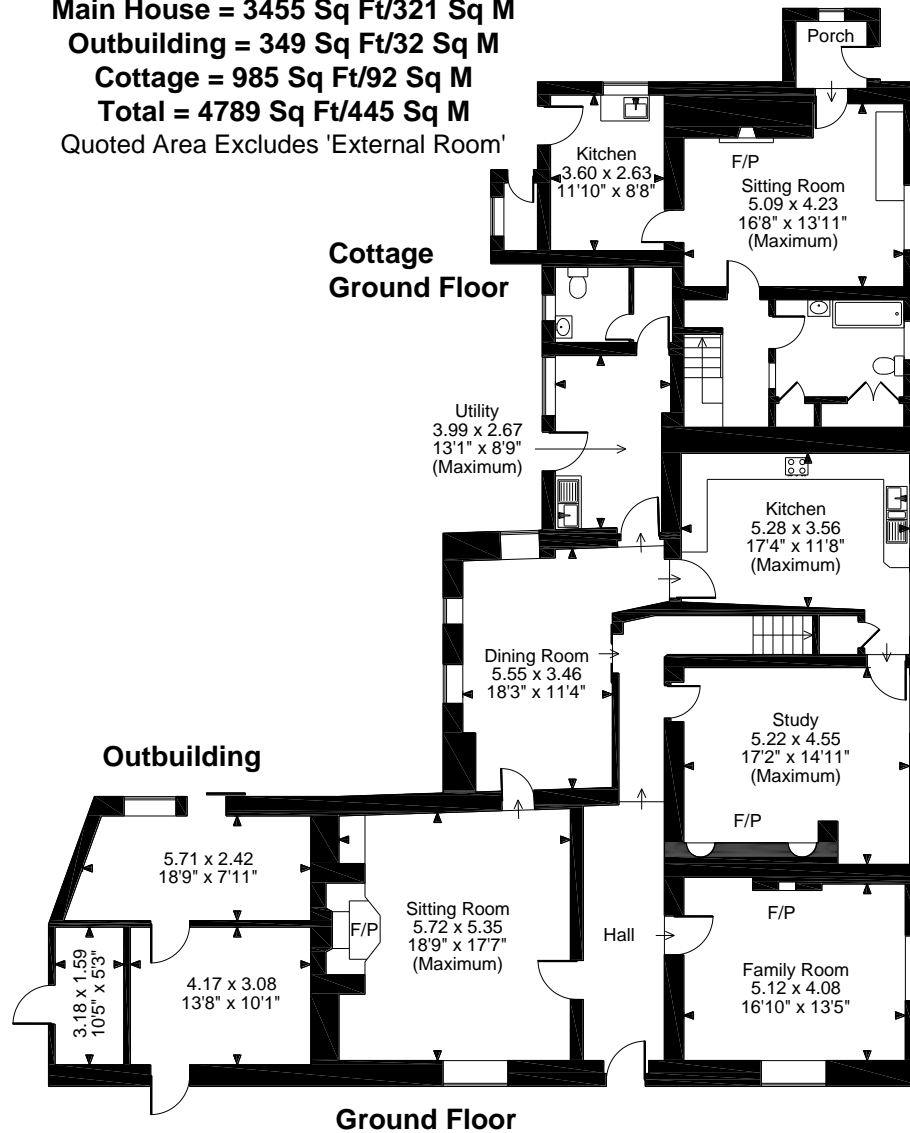
Main House = 3455 Sq Ft/321 Sq M

Outbuilding = 349 Sq Ft/32 Sq M

Cottage = 985 Sq Ft/92 Sq M

Total = 4789 Sq Ft/445 Sq M

Quoted Area Excludes 'External Room'



Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU  
 Tel: 01829 773000 | Email: residential@rostons.co.uk  
[www.rostons.co.uk](http://www.rostons.co.uk)

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