



**Shordley Croft**  
Hope, Wrexham, LL12 9RT

**Rostons**  **VILLAGE & COUNTRY HOMES**  
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# Shordley Croft

## Hope, Wrexham, LL12 9RT

### Offers Over - £700,000

Rostons are delighted to offer for sale Shordley Croft, a superb sandstone barn conversion, situated in the popular rural village of Hope and within easy reach of both Wrexham and Chester City Centres. Constructed approximately 12 years ago, offering well appointed accommodation throughout, extensive off road parking, lawned gardens, garage and double car port.

The accommodation briefly comprises entrance hall, ground floor W.C. lounge, large separate sun lounge with a high level ceiling and French doors to outside, formal dining room, modern kitchen and utility, plus the convenience of a ground floor office and mezzanine storage area. To the first floor there are 4 bedrooms with one being utilised as a walk-in dressing room, plus an en-suite shower room and family bathroom.

#### **LOCATION**

Hope is a small Village and community in Flintshire and located 3 miles from the Wales/England border, and within 5 miles of Wrexham City Centre. One of the many features of the area is Hope Mountain, situated to the west of the Village.

Regarding education Castell Alun High is one of the regions most sought after schools, however there are other noted schools in the area namely, Derwen Primary School (Kinnerton), Hope Primary School, Ysgol Estyn plus private education in nearby Chester at Kings and Queens, and Abbey Gate College.

Wrexham City Centre offers a range of shopping facilities, bars and restaurants with more comprehensive facilities in Chester City Centre affording a broader range of high street shops and retail park, plus a direct link to London Euston via Chester Train Station in around 2 hours.







Entrance Hall



Office



Ground Floor W.C.



Lounge

### ACCOMMODATION ENTRANCE HALL

Double glazed door through to the entrance hall having an impressive oak staircase rising to the first floor landing with a useful storage cupboard beneath, wooden flooring, under floor heating, double doors through to the sun lounge.

### GROUND FLOOR W.C.

Having a W.C. and vanity wash hand basin, heated towel rail, vanity mirror, tile flooring.

### LOUNGE

Double glazed windows, recess cast iron burner set on a raised hearth set within an exposed brick fireplace and sandstone mantle above, wooden flooring, under floor heating, sliding door through to the sun lounge and step up into the office.

### OFFICE

3 double glazed windows, under floor heating, access to the mezzanine storage area.





Kitchen

## SUN LOUNGE

A particular feature of this property is the large sun lounge having high level ceiling with 2 sky light windows plus almost full height double glazed windows and double doors leading out to the garden, wooden flooring, under floor heating.

## KITCHEN

Fitted with a modern comprehensive range of wall, base and drawer units, preparation island, Roll work surfaces, 1 1/2 bowl stainless steel sink unit with a mix tap over, NEF electric oven, microwave, NEF electric hob, extractor above, integrated recycle and refuse bins, integrated dishwasher, space for American style fridge freezer, tile flooring, under floor heating, 2 double glazed windows.

## UTILITY

Fitted with a range of wall and base units, single drainer sink unit with mix tap over, plumbing point for a washing machine, floor mounted central heating boiler, tile splash backs, tile flooring, 2 double glazed windows, door to outside.



Dining Room



Sun Lounge

## DINING ROOM

Situated off the kitchen having double glazed windows, double doors to side and door access to front, tile flooring, under floor heating.

## FIRST FLOOR LANDING

Double glazed window, radiator, airing cupboard housing the hot water cylinder, further built in storage cupboard.



## PRINCIPAL BEDROOM

2 double glazed windows, radiator, sky light window. Dressing area off the main bedroom with built in wardrobes and storage cupboard, sky light window, radiator.

## EN-SUITE SHOWER ROOM

Comprising of shower cubicle with main shower, W.C. and wash hand basin, tile walls and flooring, heated towel rail, cupboard with shelving, sky light window.

## BEDROOM 2

Double glazed window looking down into the sun lounge, radiator, sky light window. Dressing area off the main bedroom area having a double glazed window, built in wardrobe, radiator.

## BEDROOM 3

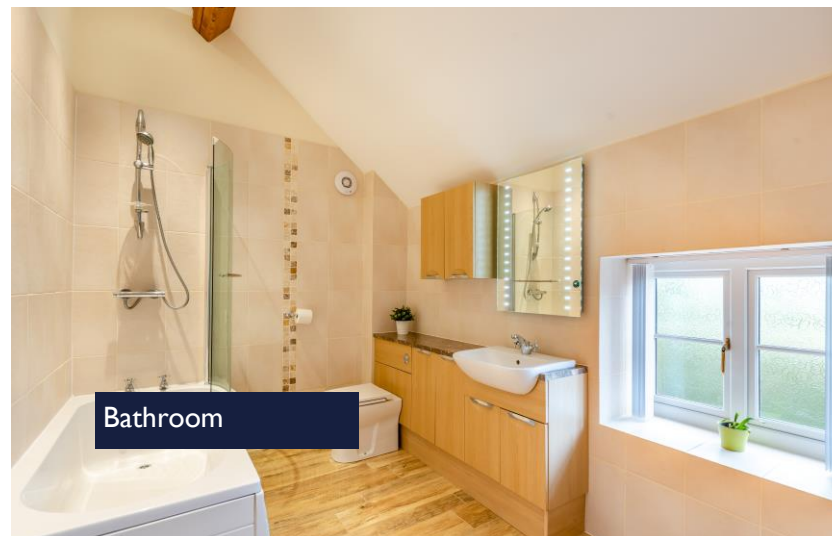
Double glazed window looking down into the sun lounge, radiator, 2 sky light windows, recess with a further sky light window and radiator.

## BEDROOM 4/DRESSING ROOM

Furnished as a walk-in dressing room, however an excellent sized single bedroom having double glazed window, radiator, fitted shelving and hanging space, plus drawer units.

## BATHROOM

Panel bath, shower screen, mains shower, W.C. and wash hand basin, both set in back to wall vanity furniture, heated towel rail, part tile wall, double glazed window.







Garden

## OUTSIDE

On approach there is a 5 bar gate providing access to a long gravel driveway leading to ample off road parking, single garage with double doors and a 2 bay car port.

The gardens are mainly laid to lawn plus a patio area.

The oil tank and septic tank can be found in the grounds of Shordley Croft.

Solar panels are fixed to the roof of the garage/carport.

\*\*Prospective buyers should be aware that the energy tariff associated with the property will remain in effect until 2036. The current owners receive an annual income (a FIT energy tariff) from the energy company, and further details can be obtained from Rostons.

## SERVICES

Mains water and electric. Septic tank.

## COUNCIL TAX

G

## EPC

B



Patio



Garden



## DIRECTIONS

What 3 words [///tasteful.optimists.tipping](http://tasteful.optimists.tipping)

Sat Nav – LL12 9RT

## VIEWINGS

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

## LOCATION

Hope itself has good transport links with local towns and cities Wrexham, Chester and Mold. The Border Lands Line runs directly through Hope Railway Station giving access to Liverpool via the Wirral Peninsula. There are also links to all major commercial centres of the North West via the M53, M56 motorways and the A55 North Wales Expressway. Hope has a Library, Sports Centre and Football, Cricket and Rugby Union Clubs.

## APPROXIMATE DISTANCES

Hope Train Station – 2.1 miles

Wrexham Train Station – 8.2 miles

Chester Train Station – 13 miles

Liverpool Airport – 35 miles

Manchester Airport – 44.6 miles

## DISCLAIMER

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**Shordley Croft, Shordley Road Hope, Wrexham**

**Approximate Gross Internal Area**

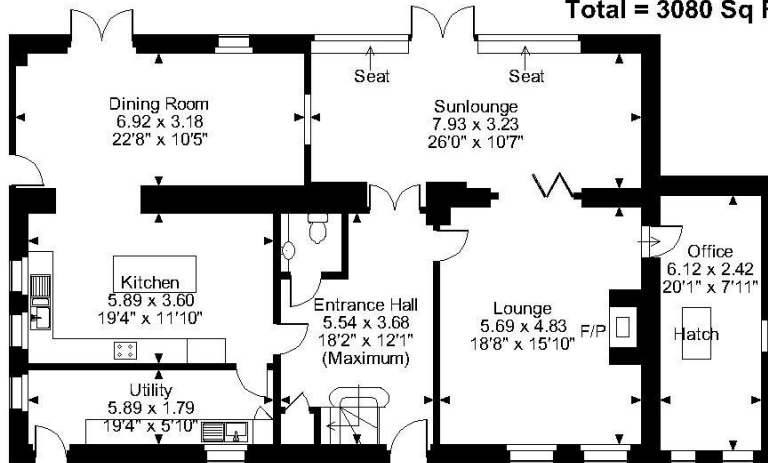
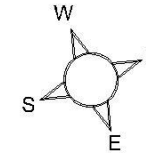
**Main House = 2857 Sq Ft/265 Sq M**

**Garage = 179 Sq Ft/17 Sq M**

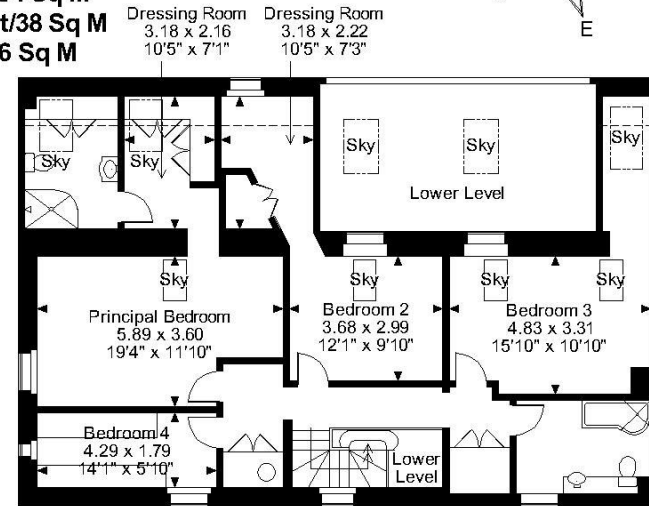
**Wood Store = 44 Sq Ft/4 Sq M**

**Carport area = 412 Sq Ft/38 Sq M**

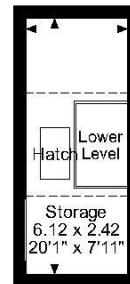
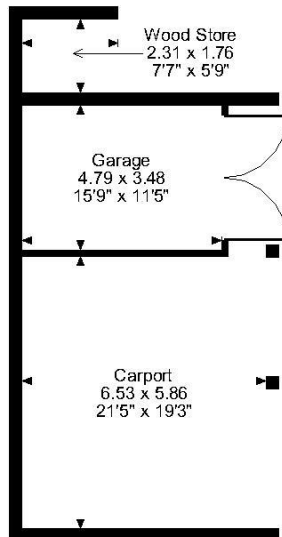
**Total = 3080 Sq Ft/286 Sq M**



**Ground Floor**



**First Floor**



**Mezzanine**

Carport  
6.53 x 5.86  
21'5" x 19'3"

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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