



Mountain View

Pentre Saeson, Bwlchgwyn, Wrexham, LLI 1 5TY

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Guide Price - £750,000

Rostons are delighted to offer for sale Mountain View, a superb equestrian opportunity set within land extending to approximately 11.11 acres to include a detached farmhouse, several paddocks, two stable blocks, barn, garage, arena and a woodland area.

The farmhouse briefly comprises, large formal lounge, well appointed fitted dining kitchen, porch and a ground floor WC. To the first floor there are three bedrooms and a contemporary family bathroom. Features include oak internal doors, window sills and oak staircase. On approach there is a sweeping driveway which extends to ample off road driveway parking and a double garage. There are beautiful lawned gardens to both front and rear, patio area and feature pond together with pleasant countryside views.

LOCATION

Bwlchwyn is a village in Wrexham County Borough and situated approximately five miles of Wrexham and six miles of Chester. The Village has its own primary school and a local state secondary school can be found in nearby Wrexham.

Wrexham itself offers a comprehensive range of shopping facilities, plus a selection of bars and restaurants whilst Chester City Centre showcases national high street brands, boutiques and popular eateries, plus a direct train service to London Euston in around two hours.

Regarding education, there are noted local state schools, including, Bwlchwyn C.P. School, Minera Aided Primary School and Ysgol Bryn Tabor. Private education can be found at both Kings and Queens of Chester. Bwlchwyn is also ideally placed for commuting to all major commercial centres of the North West via the A483, A55 North Wales expressway plus the M53 and M56 motorways networks.





Lounge



Dining Kitchen



Dining Kitchen



Lounge

**ACCOMMODATION
ENTRANCE PORCH**

Double glazed door through to the entrance hall, double glazed window, tiled flooring, washing machine cupboard, radiator, inner door through to the dining kitchen.

DINING KITCHEN

A range of wall, base and drawer units, contrasting work surfaces incorporating a white Belfast style sink unit with a mixer tap over, Rangemaster oven and

extractor above, integrated dishwasher, tiled flooring and splashbacks, under floor heating, three double glazed windows, door to rear lobby/cloaks with a tiled floor and WC.

GROUND FLOOR WC

WC and vanity wash hand basin, tiled floor, radiator, double glazed window.

LOUNGE

A good size formal lounge with a feature cast iron burner, under floor heating, stairs to the first floor



Bedroom 1



Bedroom 2



Bedroom 3

FIRST FLOOR LANDING

Two double glazed windows, radiator.

BEDROOM 1

Double bedroom with a double glazed window, radiator.

BEDROOM 2

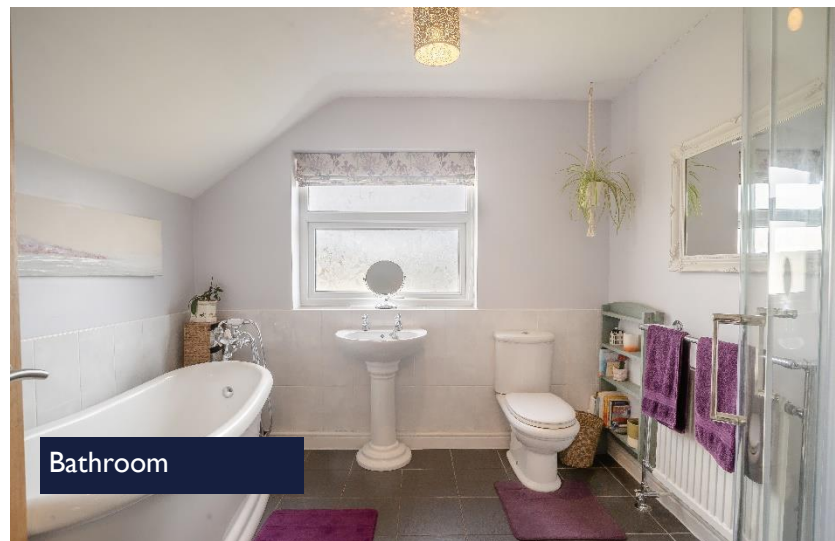
Double bedroom with a double glazed window, radiator, fitted wardrobes, loft access.

BEDROOM 3

Double bedroom with double glazed window, radiator, loft access.

BATHROOM

Shower cubicle with a mains shower, roll top bath with a mixer tap and hand held shower head over, WC and wash hand basin, radiator and heated towel rail, part tiled walls, double glazed window.



Bathroom

landing, three double glazed windows and French doors to outside.

OUTSIDE

On approach there is a sweeping driveway which extends to extensive off road parking and turning space, plus a lorry/caravan parking area. There is a **DETACHED DOUBLE GARAGE**, which would also be ideal as a workshop. There is also an electric car charging point.

GARDEN

The gardens are mainly laid to lawn to both front and rear. There is a patio area, feature pond and wendy house. There are railway sleeper planters, two greenhouses and a summerhouse/home office.

OUTBUILDINGS

Comprising a large barn/store and two **STABLE BLOCKS**, both having electric and water, one comprising three stables and a tack room and the other in the lower yard comprising two stables and a further tack room.

LAND

In all, extending to approximately 11.11 acres including several paddocks and a large **ARENA** measuring 20m x 40m. There is also a useful woodland area along a disused railway line that runs along the property boundary.



Paddock



Arena/Stables



Arena/Stable/Shed



Rear Garden



Paddocks



Patio/Garden

SERVICES

Mains electric, water, private drainage.

COUNCIL TAX

E

EPC

E

APPROXIMATE DISTANCES

Wrexham Station – 4 miles

Chester Station – 14.4 miles

Liverpool John Lennon Airport – 37.9 miles

Manchester Airport – 46.6 miles

DIRECTIONS

Sat Nav - LL11 5TY

What3words [///safari.glow.sized](https://www.what3words.com/safari.glow.sized)

VIEWINGS

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

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

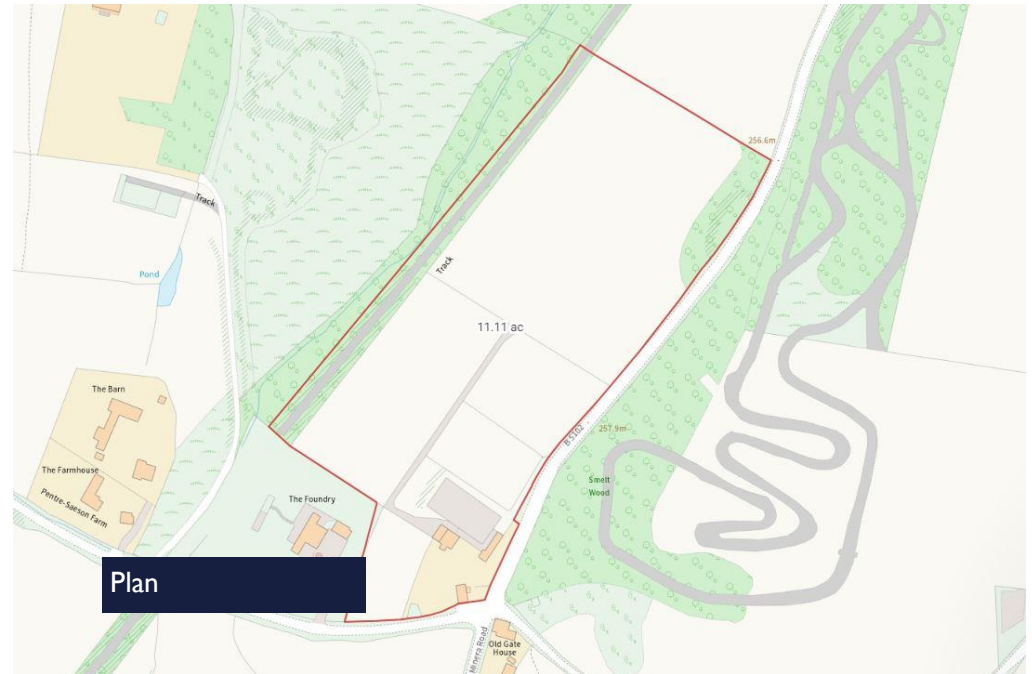
The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



Mountain View, Pentre Saeson Bwlchgwyn, Wrexham, Wrecsam

Approximate Gross Internal Area

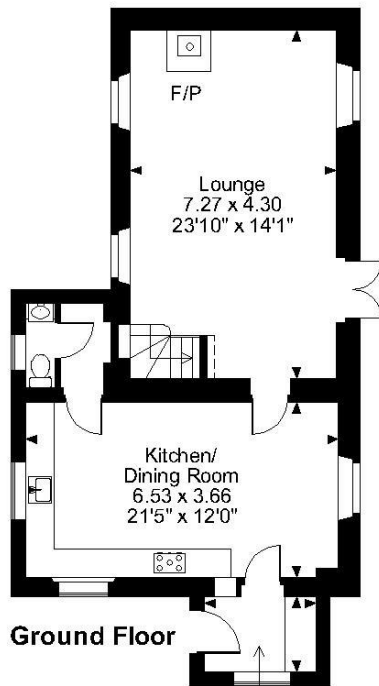
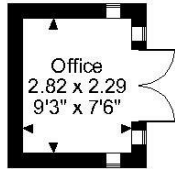
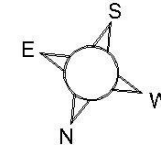
Main House = 1327 Sq Ft/123 Sq M

Garage = 280 Sq Ft/26 Sq M

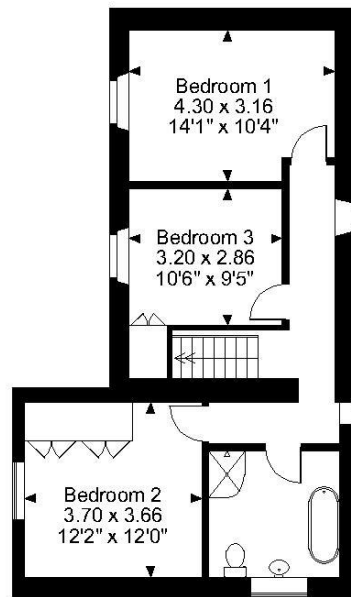
Stables = 857 Sq Ft/80 Sq M

Store & Office = 766 Sq Ft/71 Sq M

Total = 3230 Sq Ft/300 Sq M

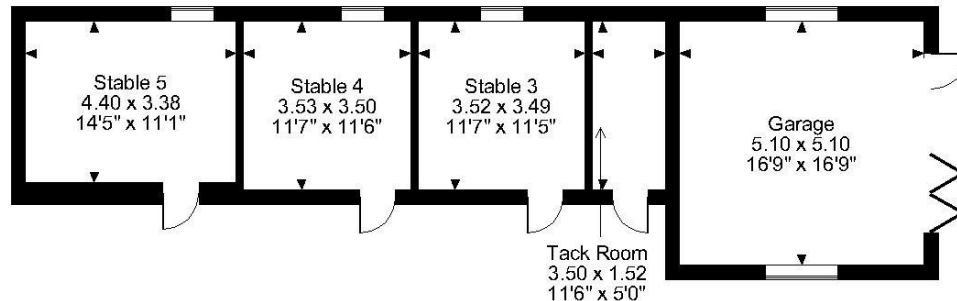
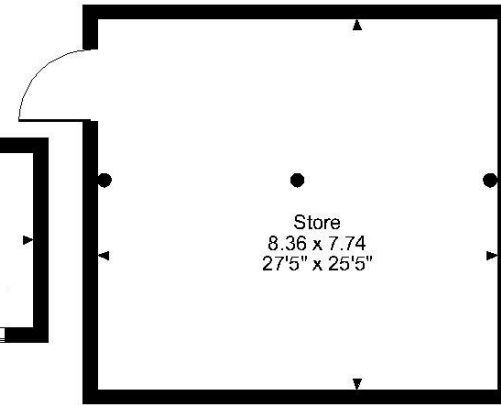
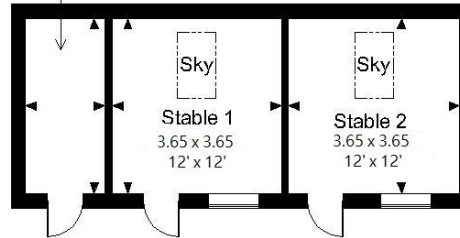


Ground Floor



First Floor

Tack Room
3.66 x 1.66
12'0" x 5'5"



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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