



Cae Coch

Golly, Rossett, Wrexham, LL12 0AL

Rostons  **VILLAGE & COUNTRY HOMES**
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Cae Coch

Golly, Rossett, Wrexham, LL12 0AL

Guide Price - £925,000

Lot 1 – House, Outbuildings & 2.17 Acres £850,000

Lot 2 – Additional Land 2.51 Acres £75,000

Cae Coch is located in the popular area of Golly and Rossett and only a short drive away from both Wrexham and Chester City Centre. A Superb opportunity to purchase this detached former farmhouse plus an array of outbuildings set in land extending to approximately 2.17 acres with the option of purchasing additional land to the rear of Cae Coch extended to a further 2.51 acres, in all approximately 4.68 acres.

The accommodation briefly comprises of a large breakfast kitchen, pantry, utility room, lounge, separate sitting room/ground floor bedroom, two first floor bedrooms plus a box room/nursery/office and a three-piece family bathroom. Externally the property is set back from the road having extensive off-road parking and turning space, private lawned gardens, garage, workshop and shed. Out buildings comprise a five bay steel portal barn, bull pen, 9 stables, 4 bay atcost building and an 8 bay cattle yard.

The property is to be sold with vacant possession and no chain.

LOCATION

Golly is a much sort after area of Rossett which is situated near to the A483 road providing excellent links to both Wrexham and Chester City centre. Rossett is geographically located near to the Welsh and English border Cities of Wrexham being 6.5 miles away and Chester City centre being 7.5 miles away. Rossett is built on the banks of the River Alyn with the River Dee being 1.5 miles downstream and is situated near to the neighbouring villages of Marford, Burton, Holt and Pulford in England. The village of Rossett affords a range of amenities including a Co-operative store, selection of Public Houses plus Pharmacy and hairdressers. More comprehensive facilities are to be found in both Chester and Wrexham.





Entrance Hall



Sitting Room



Lounge



Kitchen

ACCOMMODATION ENTRANCE HALL

Double glazed door and windows, stairs to the first-floor landing, radiator.

LOUNGE

Good size formal lounge having a double glazed window and radiator.

SITTING ROOM/GROUND FLOOR BEDROOM

Double glazed window, brick fireplace with open fire, radiator.

BREAKFAST KITCHEN

Fitted with a range of wall, base and drawer units, single drainer sink unit, tile splash backs, electric point for a cooker, tile flooring, radiator, two double glazed windows and door to outside.

UTILITY ROOM

Worksurface, tile flooring, double glazed window.



**FIRST FLOOR
BEDROOM 1**

Double bedroom having double glazed windows to principle front elevation with pleasant views over neighbouring fields, radiator.

BEDROOM 2

Double bedroom having a double glazed window again onto the principal front elevation onto neighbouring fields, radiator.

STUDY/NURSERY

Double glazed window, radiator.

BATHROOM

Shower cubicle with main shower, panel bath, W.C and wash hand basin, heated towel rail, double glazed window.



OUTSIDE GARDEN

There are private lawned gardens to the rear of the property and on approach is extensive off-road parking and turning space which leads to a garage and workshop/shed.

OUTBUILDINGS

Comprise a 5 bay steel and brick barn, bull pen, 9 stables, 4 bay atcost building and an 8 bay cattle yard.

LAND

LOT 1

House, outbuildings and 2.17 acres.
Guide price of £850,000.00

LOT 2

2.51 acres to the rear of the principal land to Cae Coch with a Guide price of £75,000.00.

DEVELOPMENT OVERAGE

The vendor reserves the right to claim overage arising from the grant of beneficial planning consent for more than one dwelling, obtain for residential or commercial use at a rate of 30% of any uplift in land value for a period of twenty years from the date of completion.





Land

VIEWINGS

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

DIRECTIONS

Junction 7 of the A483 take the B5102 exit to Rossett/Llay. B5445 at the roundabout take the third exit onto Llay Road which is the B5102. Continue to follow the B5102 turn right onto Higher Lane and the property can be found on your left-hand side and identified by the sale board.

SERVICES

Mains water, mains electric and sewage is septic tank drainage.

COUNCIL TAX

F

EPC

D



Land/Buildings



Land

APPROXIMATE DISTANCES

Chester City Centre - 8 miles
Liverpool John Lennon Airport - 34 miles
Manchester Airport - 44 miles

LOCATION

Regarding education there are many noted schools within easy distance of Rossett including Kings and Queens schools in Chester, along with Abbey Gate College and more locally St Peters Primary School and Darland High School.

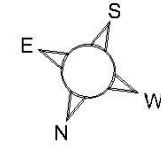
On the commuter front, principal centres of the North West are accessible via neighbouring motorways such as the M53, M56 and M6 networks. There is a direct service to London Euston in under two hours from Chester train station.

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.



Cae Coch, Golly Rossett, Wrexham
Approximate Gross Internal Area
Main House = 1433 Sq Ft/133 Sq M
Barn 1 and 2 = 6968 Sq Ft/647 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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