

Town & Country

Estate & Letting Agents



The Lodge, Black Park, LL14 5AU

Offers In The Region Of £775,000

Town and Country Oswestry bring to the market this STUNNING four double bedroom 17th century, Grade II listed former hunting lodge with superb views across the Welsh hills. The property retains many original features including the large range style fireplaces, beamed ceilings and sash windows. Internal accommodation offers well laid out family living with a modern kitchen, three large reception rooms, four bedrooms (two en-suites), luxurious family bathroom and multiple attic rooms providing a potential buyer with plenty of scope for further conversion. To the outside, a sweeping driveway leads you up to the home passing the landscaped grounds with parking for several vehicles and quaint courtyard to the rear of this beautiful property.

Directions



From our Oswestry office proceed out of the town onto the Gobowen Road. At the roundabout take the first exit towards Wrexham and Llangollen. Continue to the next roundabout and take the third exit for Wrexham. Proceed along to the next roundabout and take the first left towards Llangollen. At the bottom of the hill take the first left towards Chirk. After approximately 200 metres turn left. Continue along for approximately 100 metres and turn left onto the driveway with wooden gate posts and white railings both sides. Follow the driveway up to the property.

History and Location

The property is steeped in history and was the original hunting lodge to the deer park of Chirk Castle, dating back to the 1600's. The property also has connections to coal mining and Black Park colliery was located at Halton and was one of the oldest collieries in North Wales. It produced coal from 1863 until it closed in 1949. The property lies a short distance from Chirk that has a lovely vibrant feel with cafes, church, shops, Chirk Castle, the famous Thomas Telford Aqueduct and a train station. Llangollen is also a short drive away and offers lots of facilities with a strong cultural background and various entertainment facilities. Road links connect the property to larger towns and cities such as Chester, Shrewsbury and Wrexham.

Accommodation Comprises

Entrance Hall



The welcoming, bright entrance hall has the traditional Welsh slate flagged flooring, radiator, part glazed door to the front and inner vestibule with doors leading to the dining room, kitchen and cellar. A door leads off to the cloakroom.

Cloakroom

With the continuation of the Welsh slate flooring, the cloakroom comprises a low level W/C, wash hand basin with mixer tap and contemporary decoration.

Cellar 17'3" x 12'11" (5.28m x 3.94m)

With stone stairs leading down to the good sized space, the cellar houses the traditional old stone and timber wine storage cupboards with the original meat hooks and slate flagged flooring.

Dining Room 22'6" x 14'9" (6.86m x 4.52m)



A spectacularly grand dining room ideal for entertaining featuring the original large open fireplace and range at one end of the room. There is the original quarry tiled flooring, beamed ceiling with original meat hooks still in place and plenty of storage space with original built-in deep cupboards and drawers. To the rear, a casement window and door leads out to the courtyard. A door also leads through to the sitting room and the inner hallway.

Additional Photograph of Dining Room



Additional Photograph of Dining Room



Kitchen/Breakfast Room 16'9" x 14'4" (5.11m x 4.39m)



The Kitchen is a bright room that seamlessly blends the modern with the traditional. Having a great range of base and wall units in light grey with work surfaces over and large central island ideal for entertaining. Well-equipped with two eye-level Smeg electric ovens, Smeg oven/ microwave, coffee machine and two warming drawers. Inset within the island is a Siemens induction hob with dual automatic ventilation. Having space for an American fridge/freezer and plumbing for a washing machine

and dishwasher. Inset stainless steel sink with a mixer tap and granite splashback. The room also has the original old fireplace with a wood surround, traditional beamed ceiling and Mistral oil fired boiler. A casement window overlooks the front garden and cobbled yard.

Additional Photograph of Kitchen



Additional Photograph of Kitchen



Sitting Room 24'10" x 14'4" (7.59m x 4.39)



The grand yet comfortable sitting room also features the large original open fire and range with wood surround, quarry tiled flooring and beamed ceiling. Having a window to the rear, two radiators

and a door to the side of the property. A door leads through to the kitchen.

Additional Photograph of Sitting Room



Inner Hallway

Having parquet flooring with stairs leading to the first floor and door leading through to the study.

Study 13'6" x 13'8" (4.14m x 4.19m)



A perfect space for working from home or for further living space, featuring an impressive ornate Georgian cast iron fireplace with a wood surround, sash window (with shutters) to the front overlooking the garden, coved ceiling, wall lights and picture rail.

Landing

The long, wide landing has a stained glass window to the side and doors leading to all the bedrooms, family bathroom and the attic rooms.

Bedroom One 16'0" x 14'9" (4.88m x 4.52m)



The first double bedroom offers very versatile accommodation and has its own living accommodation above. Having wood flooring, a window to the rear overlooking the courtyard, original beamed ceiling, radiator, staircase up to the mezzanine accommodation and a door through to the en suite.

Additional Photograph of Bedroom One



Ensuite



The well appointed ensuite has a walk in double shower cubicle with two showerheads, low level W/C, wash hand basin on a modern vanity unit with a mixer tap over, a sash window to the side, wood flooring and heated towel rail.

Mezzanine Lounge 14'4" x 24'10" (4.37m x 7.58m)



The room above the bedroom is a superb versatile space Great space having a Velux window, floorboards and beams in ceiling.

Bedroom Two 11'1" x 22'0" (3.40m x 6.73)



The second double bedroom has a sash window to the front with views over the Froncysyllte Mountains, original cast iron fireplace with surround, picture rail, floorboards and a radiator.

Ensuite



The en suite has a panel bath with a mixer tap and shower head, low level W/C, wash hand basin, sash window to the side, cork flooring, part tiled walls, radiator and an extractor fan.

Bedroom Three 13'6" x 13'8" (4.14m x 4.19m)



The third double bedroom has a sash window to the front with views, original cast iron fireplace with surround, picture rail, floorboards and a radiator.

Bedroom Four 17'1" x 11'10" (5.23m x 3.61m)



A large, bright double bedroom featuring a cast iron fireplace with surround and slate hearth. Having the original floorboards, radiator, picture rail, and a sash window to the front enjoying gorgeous views across open fields.

Family Bathroom 11'6" x 16'8" (3.52m x 5.09m)



The luxurious family bathroom is a real relaxing place to unwind having a panelled bath with central mixer tap, double walk in shower with two

showerheads, wash hand basin and mixer tap, bidet, low level W/C, sash window to the front, radiator, beamed ceiling, floorboards and a cast iron fireplace with surround.

ATTIC ROOMS

The Attic is accessed via a staircase on the first floor. There are four generous attic rooms having roof lights. The space is ripe for conversion into further living space and offers lots of opportunities for various uses.

Attic Room One 13'6" x 14'11" (4.12m x 4.55m)



Having the original stripped and stained floorboards, Velux window and doors to the further attic rooms. There is a storage room off.

Attic Storage Room 8'5" x 14'10" (2.59m x 4.54m)

Attic Room Two 17'1" x 13'5" (5.23m x 4.09m)

Another superb space with a Velux window to the rear and door to the third attic room.

Attic Room Three 24'0" x 16'11" (7.32m x 5.16m)



With structural timbers, floorboards and Velux window.

To the outside:

Grounds and Views

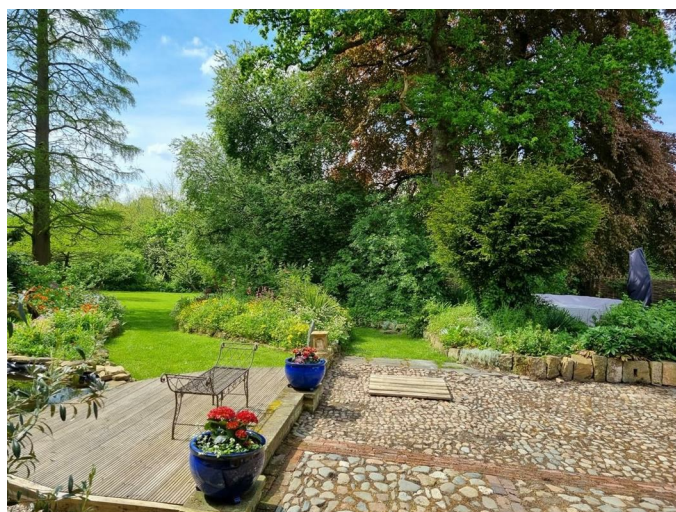


A sweeping gravelled driveway leads off the lane and runs up to the property. There are grounds which extend to approximately half an acre running along the edge of the driveway. The gardens are well maintained and have mature trees and bushes, various seating areas, extensive lawns and an ornamental pond area with fantastic views over towards Llangollen and Ruabon. A truly lovely place to sit and relax or to entertain.

Additional Photograph of Grounds



Additional Photograph of Grounds



Additional Photograph of Grounds



Additional Photograph of Grounds



Additional Photograph of Grounds



Additional Photograph of Grounds



Additional Photograph of Grounds



Parking



There is a lovely original cobbled courtyard parking area to the front of the property for several vehicles with a wall boundary and entrance. There is a further parking area on the approach to the property providing parking for several vehicles.

Workshop



There is a purpose built Workshop/ Summerhouse with a covered decked area and log store to the front ideal for sitting out and taking in the location of this superb property.

Outbuildings 16'9" x 9'10" (5.11m x 3.00m)

To the side of the house there are two brick built outbuildings for fuel with timber doors along with oil tank and quarry tile hardstanding area.

To The Rear

There is an attractive enclosed cobblestone patio area to the rear with original decorative wrought iron fencing to the boundaries.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Hours of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of

the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Council and we believe the property to be in Band G.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

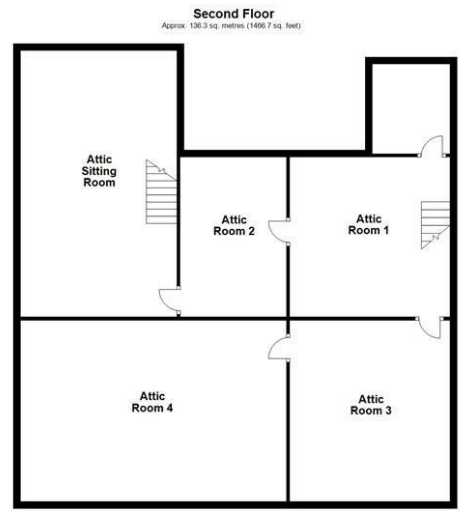
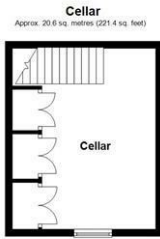
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

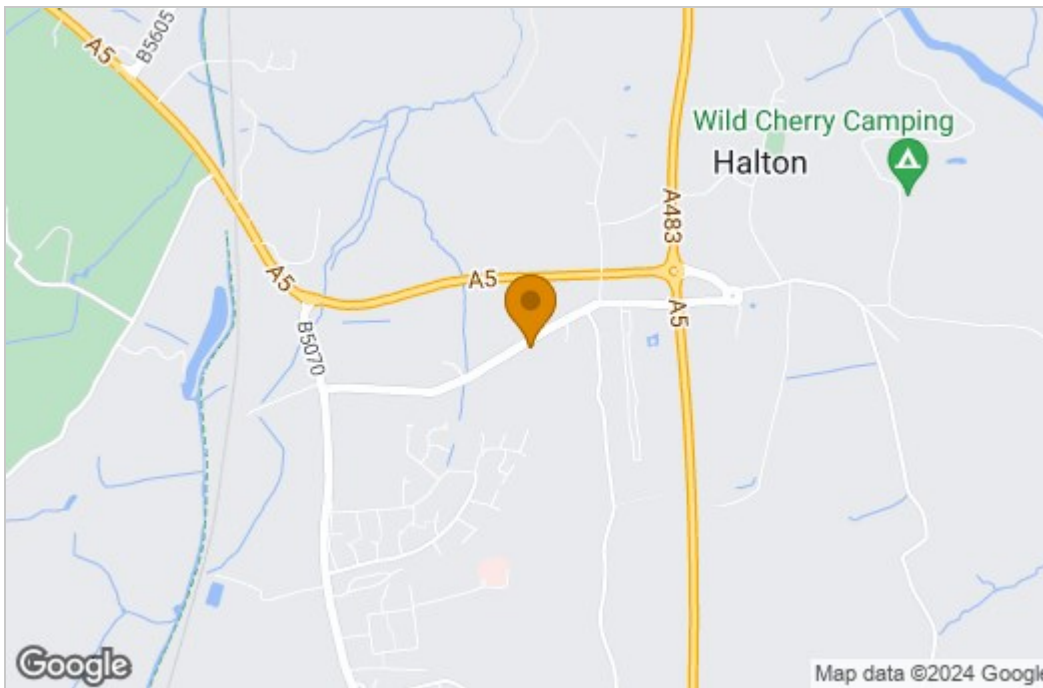
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan



Total area: approx. 423.6 sq. metres (4559.8 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk