

# Town & Country

Estate & Letting Agents



**Chirk Manor Trevor Road, Chirk, LL14 5HD**

**£1,250,000**

Town and Country Oswestry proudly present Chirk Manor to the market. This substantial Grade II listed property boasts fabulous far reaching rural views, a private 'tucked away' location on the outskirts of the small town of Chirk and good access to road and rail networks to larger towns and cities. The impressive accommodation has been sympathetically maintained to a high standard by the present owners to create a bright, spacious family home offering seven reception rooms and eight double bedrooms. The extensive grounds wrap around the property with gated parking for numerous cars and beautiful landscaped gardens to take in the stunning scenery over the Welsh/ English borders.

## Directions

Take the Gobowen Road out of Oswestry (B5609) onto the A5 towards Wrexham, at the Gledrid roundabout take the second exit signposted Chirk and proceed until reaching the village. Follow the road up the hill and take the first right by the church onto Trevor Road. Follow this road along where the gated entrance to Chirk Manor will be found on the right hand side.

## Overview



The property offers impressive living accommodation set over two floors with spacious, well laid out bright rooms that offer very versatile living space ideal for larger families or offering the possibly of relatives that wish to live together. Sitting in its own private gated grounds with extensive parking and gardens extending to just under an acre, the property oozes charm and character as it retains many of the original features whilst having been maintained to a high standard by the present owners for the last 17 years. The striking sandstone construction allied to the elegant sash windows create a truly wonderful period home in a delightful setting with fabulous far reaching views over the adjoining countryside of the Welsh/ English borders.

## Location



The property is nestled on the outskirts of the small town of Chirk that offers all every day amenities. There is a number of small shops along with a supermarket, cafes, leisure centre, library, medical centre, cottage hospital and local school. Other places of interest include Chirk Castle, the famous Thomas Telford aqueduct and canal along with

beautiful country walks and scenery. The famous market town of Llangollen offering a variety of cultural events and facilities is just a 10 minute drive away. For those looking for good road networks, the property is well connected to Chester, Manchester and Birmingham with the benefit of a train station located just a ten minute walk from the property connecting the town to larger towns and cities in both directions. There are also a number of schools within easy reach for those looking for both public and private education facilities. Moreton Hall girls school is a five minute drive away, whilst other education centres such as Adcote, Ellesmere College and Kings of Chester are all within easy reach.

## Accommodation Comprises:

### Entrance Hall



The impressive entrance hall has double timber doors with part glazing that lead into the property, sash window to the side with the original shutters, high ceiling, an elegant wide staircase that leads off to the first floor, radiator, arch to the rear rooms of the property and double doors that lead through to a second entrance hall. Doors lead off to the sitting room which is currently being used as a study, drawing room, dining room, tv room, snug and the kitchen. A second staircase leads to the first floor with a door beneath giving access to the large cellar.

### Sitting Room 15'8" x 14'7" (4.80m x 4.45m)



The sitting room, currently used as a study has sash windows to the front and side with the original shutters, the original cast iron decorative open fireplace with inset tiling on a marble hearth, picture rail, decorative coved ceiling and a radiator.

### Drawing Room 25'10" x 15'7" (7.88m x 4.77m)



The impressive, light drawing room has a bay to the south with original shutters and French doors leading out to the garden, two sash windows to the side also with shutters, focal marble fireplace with open fire on a marble hearth, exposed floorboards, picture rail and the original coved ceiling.

### Dining Room 22'2" x 15'7" (6.77m x 4.75m)



The formal dining room is a superb place to entertain having a high ceiling and a decorative marble open fireplace with a tiled hearth, two sash windows to the south overlooking the garden letting in lots of natural light with original shutters, exposed floorboards, original coved ceiling, radiator and an archway leading through to the snug.

### Snug 14'1" x 10'9" (4.31m x 3.30m)



The snug is a more cosy space having a decorative cast iron fireplace and log burner on a tiled hearth, two windows to the south overlooking the garden and laminate flooring. Doors lead through to the hallway.

**TV Room 16'0" x 13'2" (4.89m x 4.02m)**



A bright room ideal for a number of uses having a sash window to the front with the original shutters, radiator, laminate flooring and coved ceiling.

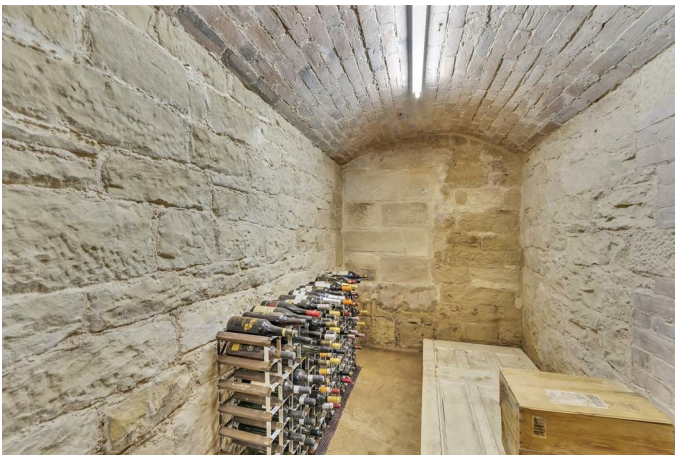
**Cloakroom**

The cloakroom is fitted with a low level W/C, wall hung hand wash basin with a mixer tap over, sash window to the front, part tiled walls and heated towel rail.

**Second Hall**

The second hall has a part glazed door to the front, laminate flooring and a radiator.

**Cellar 5'7" x 10'0" & 8'6" x 9'0" & 7'4" x 10'0"  
(1.72m x 3.06m & 2.61m x 2.76m & 2.24m x 3.06)**



Stone steps lead down to the cellar that is split into three rooms. Each room has an arched brick ceiling and sandstone walling making it an ideal storage space and wine cellar.

**Kitchen/Breakfast Room 29'10" x 12'9" (9.11m x 3.90m)**



The kitchen/ breakfast room is the real heart of this wonderful home having a range of fitted base and wall units in light beech colour with granite worktops over, display cabinets, inset sink with mixer taps, a central island unit with pull out baskets, an inset LOFRA double range cooker with two ovens and 6 hob rings, warming plates and an extractor with spotlighting over. Having plumbing for a dishwasher and space for an American fridge freezer. With French doors to the rear leading out to the garden, two sash windows to the front and laminate flooring. A door leads through to the rear hall.

**Additional Photograph**



**Rear Hall**

The rear hall leads to further rooms with part glazed door to the rear and a door to the front, sandstone walling, tiled flooring and a radiator. There is a walk in storage room off.

**Music Room 13'0" x 11'3" (3.97m x 3.43m )**

The music room is another versatile space having a wash hand basin on a vanity unit, window to the side, laminate flooring and a radiator.

### Cinema Room 13'5" x 12'2" (4.10m x 3.73m)



The cinema room has a window to the front, a radiator and a roof light.

### Shower Room 7'3" x 9'2" (2.22m x 2.80m )

The ground floor shower room is fitted with a large tiled shower cubicle with a Triton electric shower, wall hung wash hand basin with a mixer tap, low level W/C, part tiled walls, tiled flooring, extractor fan and a radiator.

### Laundry Room 8'1" x 9'10" (2.47m x 3.02m)

With plumbing and space for appliances, Belfast sink with a mixer tap and shower head, quarry tiled flooring, window to the front and a roof light.

### Boiler Room

The boiler room houses the central heating boiler.

### First Floor Landing



The impressive first floor landing has doors that lead to the bedrooms and bathrooms, linen cupboard off with shelving, beautiful central roof light with stained glass detailing, oak staircase with spindled bannister and coving to the ceiling.

### Additional Photograph



### Bedroom One 15'8" x 18'2" (4.80m x 5.54m)



The large main bedroom has a bay window having stunning views over the surrounding countryside with a window seat and sash windows to the south, high coved ceiling and a radiator. A door leads through to the en suite.

### En-Suite 11'0" x 7'1" (3.37m x 2.17m)



The luxury en-suite comprises a roll top freestanding bath with claw feet, mixer taps over and shower head, wash hand basin. low level W/C, heated towel rail, coved ceiling and a glazed door to the side onto a balcony overlooking the garden.

### **Dressing Room 11'5" x 8'1" (3.49m x 2.48m)**

The dressing room has a sash window to the rear, high ceiling, laminate flooring, coved ceiling and a radiator.

### **Family Bathroom 12'7" x 15'7" (3.85m x 4.76m)**



The superb family bathroom has a real sense of luxury having a central raised double jacuzzi bath with mounted Greek God water feature and steps up, double shower cubicle with tiled surround and Triton electric shower, shell style wash hand basin on a granite wash stand, low level W/C, sash window to the rear, coved high ceiling and heated a towel rail.

### **Bedroom Two 15'9" x 14'7" (4.81m x 4.46m )**



The second large double bedroom has sash windows to the front and side overlooking the gardens, wall lights, laminate flooring, coved high ceiling and a radiator. A door leads through to the cloakroom.

### **Bedroom Two Cloakroom**

The Cloakroom has a low level W/C, wall hung wash hand basin, tiled flooring, coved ceiling and an extractor fan.

### **Bedroom Three 9'10" x 14'9" (3.02m x 4.50m)**



The third double bedroom has an airing cupboard housing the hot water tank, sash window to the front overlooking the garden, laminate flooring and coved high ceiling.

### **Bedroom Four 13'1" x 16'0" (4.00m x 4.89m )**



Another spacious double bedroom with a sash window to the front, laminate flooring, coved high ceiling and a radiator.

### **First Floor Cloakroom**

Having a wash hand basin, low level W/C, sash window, part tiled walls, tiled flooring and a heated towel rail.

### Bedroom Five 14'1" x 10'10" (4.31m x 3.32m)



Having a sash window to the rear overlooking the garden and views beyond, laminate flooring and fitted alcove shelving.

### Second Bathroom 8'2" x 4'9" (2.49m x 1.45m)

The second family bathroom has a sash window to the front, corner bath with Triton electric shower over, wash hand basin, low level W/C, vinyl flooring, part tiled walls and an extractor fan.

### Bedroom Six 12'9" x 12'0" (3.90m x 3.68m)



Having a sash window to the front, laminate flooring, airing cupboard off with hot water tank and a radiator.

### Bedroom Seven 12'10" x 12'4" (3.93m x 3.77m)



Having laminate flooring and window to the rear overlooking the garden and views beyond.

### Bedroom Eight 13'1" x 14'6" (max) (3.99m x 4.42m (max))



The eighth bedroom has a sash window to the side, laminate flooring and a radiator.

### Gated Entrance



### To The Outside

Double cast iron decorative gates with brick pillars give access to the property from the lane and open onto the sweeping gravelled, tree lined driveway leading you to the beautiful residence that is Chirk Manor.

## Driveway



extend around to the side and rear of the property with mature planting offering great privacy. The driveway runs along the front of the property providing parking for numerous cars. There are also wild flower gardens and wooded areas further adding to appeal of this wonderful property. The side gardens are lawned with an Indian stone pathway leading to the large patio that runs across the rear of the property being the perfect place to sit and unwind and take in the scenery. The extensive gardens continue to the rear with a large decked area with views over the rolling countryside ideal for parties and entertaining. There is also an ornamental pond and waterfall feature adding to the tranquillity.

## Games Room/ Garage 24'0" x 24'0" (7.32m x 7.33m)



A superb outbuilding suitable for a number of uses such as home office or games room. With the benefit of insulation and double glazing this room has two windows to the front and another two to the side, a door to the side and double doors for vehicle access, laminate flooring and lighting.

## Additional Photograph



## Additional Photograph



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## Grounds

The grounds extend to approximately 3/4 of an acre with extensive lawned and shrubbed gardens that



**Additional Photograph**



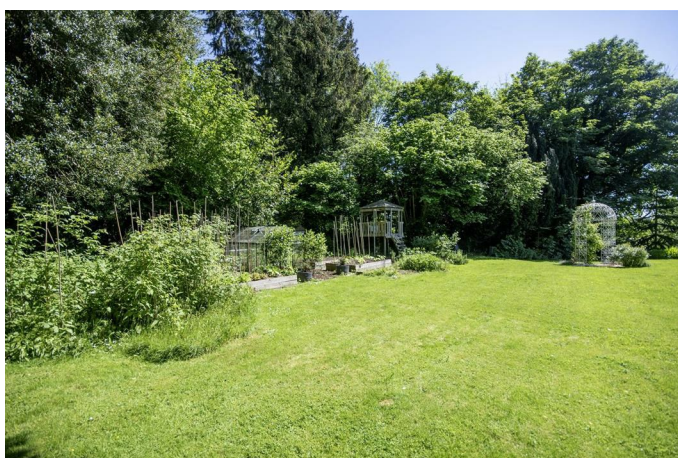
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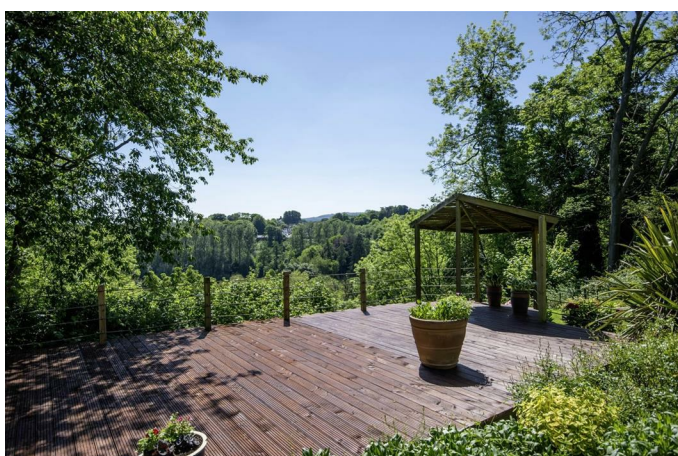
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**Shed/Workshop 17'8" x 12'2" (5.41m x 3.73m )**

The shed/ workshop is located to the side of the rear garden having the benefit of lighting and a window to the front.

**Decked Area**



## Views



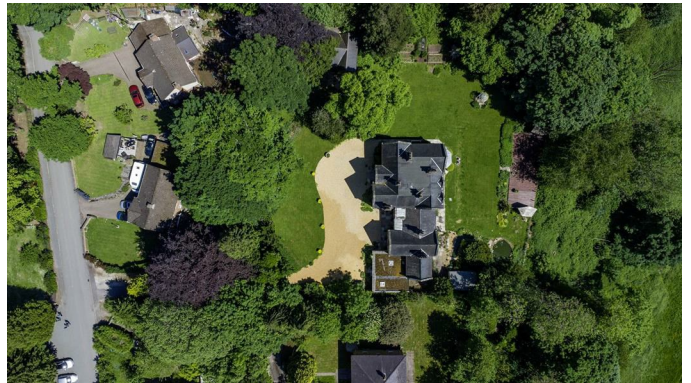
## Additional Photograph



## Additional Photograph



## Aerial View



## Additional Photograph



## Additional Photograph



## 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://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 County Council and we believe the property to be in Band I.

### **Services**

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

### **Money Laundering Regulations**

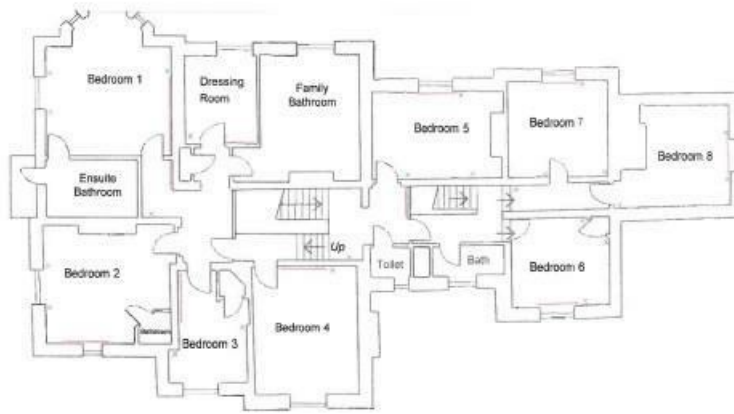
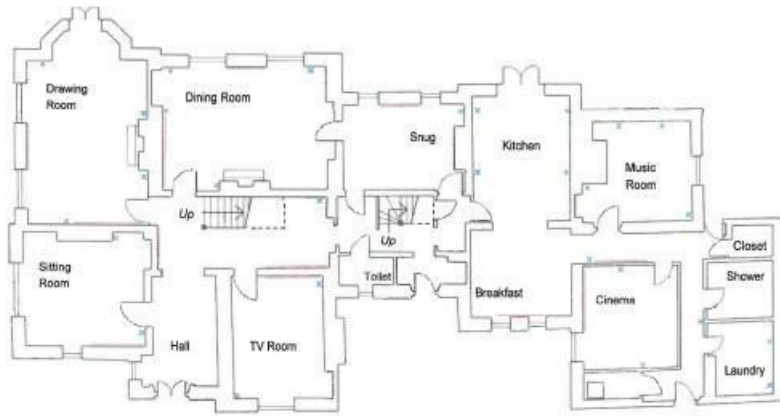
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and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



# Area Map



# Energy Efficiency Graph

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