

Wingetts

More than just estate agents



Pistyll House Farm Cox Lane Horsley, Marford, LL12 8YF

A beautiful 5 bedroom detached former farm house with detached garage and 1 bedroom apartment above set within large established gardens providing a stunning setting with views over the adjoining open countryside. Located on the fringe of the sought after village of Marford, just off Hoseley Lane, benefitting from excellent road links to Chester, Wrexham and the North West and both primary and secondary schools. This charming family home has retained many period features including exposed beams, oak floors, open fireplaces, cottage style internal doors and a Stanley range cooker and yet has an abundance of natural light from its double glazed windows. The accommodation briefly comprises an enclosed porch, spacious dining hall with turned staircase, living room with open fire and double doors opening to the large garden room. A sitting room has the warmth of a log burner, farmhouse kitchen with a range of oak base and wall cupboards, breakfast room, utility room and ground floor shower room. The 1st floor landing connects the 5 bedrooms, 4 of which are doubles and includes a principal bedroom with dressing room. A family bathroom with bath and shower enclosure. Externally, outside space is equally impressive with a gated drive providing ample parking, double garage with apartment above having income potential, extensive lawned gardens with meandering pathways and water features, well stocked flower beds providing fabulous colours, variety of trees, kitchen garden and brick built outbuildings. Energy Rating - E (43)

Offers In Excess Of £700,000

Pistyll House Farm Cox Lane

Horsley, Marford, LL12 8YF



- A beautiful detached former farm house
- With views over the adjoining open countryside
- Sitting room, shower room
- Extensive lawned gardens
- With detached garage and 1 bedroom apartment above
- Enclosed porch, dining hall, living room, garden
- Five bedrooms, family bathroom
- Set within large established gardens providing a stunning setting
- Kitchen, breakfast room, utility room
- Gated driveway

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

ENCLOSED PORCH

DINING HALL

18'6 x 14'7 (5.64m x 4.45m)

LIVING ROOM

22'8 x 14'0 (6.91m x 4.27m)

GARDEN ROOM

19'6 x 9'7 (5.94m x 2.92m)

KITCHEN

19'8 x 7'1 (5.99m x 2.16m)

BREAKFAST ROOM

9'1 x 8'6 (2.77m x 2.59m)

UTILITY

9'9 x 6'2 (2.97m x 1.88m)

SITTING ROOM

15'1 x 13'7 (4.60m x 4.14m)

SHOWER ROOM

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

15'1 x 13'9 (4.60m x 4.19m)

BEDROOM TWO

15'5 x 13'5 (4.70m x 4.09m)

BEDROOM THREE

14'3 x 12'1 into bay (4.34m x 3.68m into bay)

BEDROOM FOUR

11'5 x 11'0 (3.48m x 3.35m)

BEDROOM FIVE

9'0 x 7'3 (2.74m x 2.21m)

FAMILY BATHROOM

OUTSIDE

GARAGE ONE

16'2 x 13'6 (4.93m x 4.11m)

OPEN FRONTED GARAGE

18'3 x 12'0 (5.56m x 3.66m)

HALL

LOUNGE/KITCHENETTE

16'0 max x 15'6 (4.88m max x 4.72m)

BEDROOM

15'9 x 14'2 (4.80m x 4.32m)

SHOWER ROOM

GARDENS

COUNCIL TAX BAND - H



[Directions](#)



Floor Plan



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 must 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	