





## Description

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)

### LOCATION

Pistyll House Farm is located in one of the most prestigious areas of Marford, just off Hoseley Lane, and offers countryside walks on the doorstep. The village of Marford and adjoining village of Gresford have a convenient range of shopping facilities and restaurants/pubs. Primary and Secondary Schools are within the catchment and the highly regarded private Kings School for age groups of 4-18. A frequent bus service operates between Wrexham and Chester and the A483 bypass gives access to Wrexham, Chester and the North West providing for daily commuting to the major commercial regions. The picturesque Maes y Pant quarry is popular with walkers and dog owners due to its lovely scenery.



### DIRECTIONS

Proceed along the A483 in the direction of Chester from Wrexham taking the exit signposted Rossett. Turn right at the mini roundabout and right again. Continue half way up Marford Hill and then take the left turn onto Hoseley Lane, left again into Cox Lane and the property will be observed on the left.

### ON THE GROUND FLOOR

Part glazed entrance door opens to:

### ENCLOSED PORCH

With oak part glazed door opening to:

### DINING HALL

18'6 x 14'7

A welcoming reception room featuring a Herringbone pattern wood block floor, double glazed hardwood windows with lovely countryside views, beams to ceiling, open fireplace with canopy in tiled hearth, recessed storage cupboard housing the hot water cylinder, turned staircase with storage cupboard below, picture rail, two radiators and six panel door opening to:

### LIVING ROOM

22'8 x 14'0

A good sized reception room featuring a double glazed walk-in bay window overlooking the front garden, continuation of the Herringbone pattern wood block floor, Period fire surround with open fire on slate hearth, two radiators and double glazed French doors opening to:

### GARDEN ROOM

19'6 x 9'7

A lovely entertaining space with tiled floor, windows to front and side, glass roof and French doors opening to the garden.

### KITCHEN

19'8 x 7'1

A farmhouse style kitchen fitted with a sold range of base and wall units complimented by oak work surface areas incorporating a stainless steel 1 ½ bowl sink unit with mixer tap and double glazed window above, Stanley oil fired Range cooker with extractor hood above, under unit lighting, pull-out wicker baskets, four ring induction hob with extractor hood above, tiled flooring, open shelving, glass fronted display cabinets and beams to ceiling.

### BREAKFAST ROOM

9'1 x 8'6

Having a continuation of the tiled flooring, beams to ceiling, radiator and double glazed window overlooking the garden.

### UTILITY

9'9 x 6'2

Solid wood base units with inset Belfast style sink with ingrained drainer, oak work surface, tiled flooring, double glazed window, part glazed oak external door and six panel pitched pine door opening to:

### SITTING ROOM

15'1 x 13'7

Featuring a log burner with tiled hearth, oak flooring, two radiators and double glazed windows to side and rear.

### SHOWER ROOM

Appointed with a corner shower with mains thermostatic shower unit, pedestal wash basin, low flush w.c, radiator, double glazed window, tiled flooring, fully tiled walls and extractor fan.

### ON THE FIRST FLOOR

Approached via the staircase from the dining hall to:

### LANDING

With cottage style doors off, useful storage cupboard and roof light window.

### BEDROOM ONE

15'1 x 13'9

A light and airy bedroom with three double glazed windows

offering garden views, two radiators, fitted wardrobes with over bed storage cupboards, exposed beams and dressing room off (9'4 x 5'1) appointed with five door fitted wardrobes, exposed beam and double glazed window.

### BEDROOM TWO

15'5 x 13'5

Three double glazed windows to front and side, radiator and built-in wardrobe.

### BEDROOM THREE

14'3 x 12'1 into bay

Double glazed window to front with countryside views, radiator and built-in four door wardrobe.

### BEDROOM FOUR

11'5 x 11'0

Double glazed window overlooking the rear garden and radiator.

### BEDROOM FIVE

9'0 x 7'3

Double glazed window to rear and radiator.

### FAMILY BATHROOM

Appointed with a low flush w.c, pedestal wash basin, twin grip panelled bath, shower enclosure with mains thermostatic shower, part tiled walls, double glazed window and radiator.

### OUTSIDE

The property is approached through a gated private driveway providing ample parking and guest parking and leading to the detached garage/annexe.

### GARAGE ONE

16'2 x 13'6

Double hinged doors to front.

### OPEN FRONTED GARAGE

18'3 x 12'0

Central open porch with oak door opening to:

### HALL

With turned staircase to:

### LOUNGE/KITCHENETTE

16'0 max x 15'6

Wood flooring throughout, two Velux roof light windows, double glazed window to front, radiator, beams to ceiling, inset spotlights, mains wired smoke alarm and central heating timer control, kitchen units with work surface, stainless steel single drainer sink unit and tiled splashback.

### BEDROOM

15'9 x 14'2

Two Velux roof light windows, inset ceiling spotlights, wood flooring, exposed beams and two radiators.

### SHOWER ROOM

Appointed with a modern suite of pedestal wash basin, low flush w.c, walk-in shower with mains thermostatic shower and Rainforest style shower head, chrome heated towel rail, Velux roof light window, fully tiled walls and tiled flooring.

### GARDENS

A gated path leads to the entrance door alongside an established garden with well stocked flowerbeds and privacy hedging. The main garden has many features that includes extensive lawned area, pathways including a bridge over a water feature, former Anderson shelter and bread oven, kitchen garden, a variety of trees, part walled garden and useful brick outbuildings including workshops and gardeners w.c.

### COUNCIL TAX BAND - H