



7 Pickering Court, Rhostyllen, LL14 4DR

Price £425,000

A beautifully presented 4 double bedroom (2 ensuite) detached barn conversion affording a wealth of character together with a 2 bay large garage/workshop conveniently located in a small select development yet within easy reach of Wrexham city centre and the excellent road links to Chester, Shropshire and North Wales Coast. The spacious and impressive accommodation features exposed beams, stone floors, 2 log burners and Oak doors yet blended with modern day comforts and briefly comprises a welcoming hall with partial double height ceiling, galleried landing and useful store cupboards, cloaks/w.c. large lounge dining room overlooking the side and rear gardens, sitting room with raised ceiling, well appointed fitted kitchen/breakfast room with granite work surface areas and range style cooker, family sized utility room with an extensive range of matching base and wall cupboards, 2 double bedrooms (1 en-suite) and a bathroom. The 1st floor landing connects a bathroom, the 2 further double bedrooms, one with a walk in wardrobe and the other with an en-suite shower room. Externally, a shared drive within the development leads to the private parking and open fronted garage/workshop. A path continues to the entrance door alongside the lawned gardens that extend to the front, side and rear, with a private stone paved patio offering excellent outdoor entertaining space.

Energy Rating - TBC

LOCATION

Pickering Court is a delightful, small development of former barns positioned at the end of the private tree lined driveway that gives the feeling of countryside living, and yet having excellent road links to Wrexham City centre, Shropshire, Chester and the North West making it an ideal location for commuting to these areas. Supermarkets, village type shops, pubs and restaurants are just a short drive away together with both Primary and Secondary Schools. A local bus service operates within walking distance and there are some scenic woodland walks nearby.

DIRECTIONS

Proceed in a Southerly direction from Wrexham along the A483 by pass taking the exit signposted Rhosyllen. At the roundabout, take the 3rd exit signposted Johnstown. The private entrance to Pickering Court will be observed on the left after a short distance. Proceed along the country lane style drive, bearing left and continue past the other barns until reaching number 7 on the right.

ON THE GROUND FLOOR

An oak glazed entrance door opens to:

WELCOMING HALLWAY

With partial double height ceiling and turned staircase with gallery over landing and useful storage cupboard below, oak internal doors, stone flooring, radiator, double glazed window to front and storage cupboard housing the hot water cylinder.

CLOAKS/W.C

Appointed with a pedestal wash basin, low flush w.c, radiator, part tiled walls and extractor fan.

KITCHEN/BREAKFAST ROOM 15'3 x 11'6 (4.65m x 3.51m)

Appointed with a good range of base and wall cupboards complimented by granite work surface areas with matching upstands incorporating a 1 1/2 bowl inset sink unit with mixer tap and double glazed window above, Range cooker with five burner gas hob and extractor hood above, integrated dishwasher, part tiled walls, open ended shelving, radiator, inset ceiling spotlights, stone flooring and an open aspect to:

UTILITY ROOM 13'6 x 8'4 (4.11m x 2.54m)

Appointed with an extensive range of matching base and wall cupboards with granite work surface areas and matching upstands, 1 1/2 bowl inset sink unit with ingrained drainer, integrated washing machine, Worcester wall mounted gas central heating boiler, double glazed window, inset ceiling spotlights, stone flooring and part glazed double doors opening to the rear patio.

LOUNGE/DINING ROOM 32'0 x 16'5 (9.75m x 5.00m)

A spacious reception room fitted with oak engineered flooring, the warmth of a log burner, four double glazed windows and French doors providing an excellent degree of natural light, three radiators, two ceiling lights and oak internal door opening to:

INNER HALL

With oak engineered flooring, radiator and oak internal door to:

SITTING ROOM 15'6 x 12'2 (4.72m x 3.71m)

Double glazed window overlooking the rear garden with radiator below, raised ceiling with exposed beam and log burner on granite hearth.

BEDROOM 17'6 x 10'1 (5.33m x 3.07m)

Enjoying a dual aspect through three double glazed windows, radiator, ceiling hatch to roof space and internal door to:

EN-SUITE

Appointed with a low flush w.c, pedestal wash basin, shower enclosure with mains thermostatic shower, double glazed window, part tiled walls, tiled flooring, radiator, inset ceiling spotlights and extractor fan.

BEDROOM 10'6 x 7'2 (3.20m x 2.18m)

Double glazed window to front, radiator, exposed beams and oak engineered flooring.

BATHROOM 10'6 x 7'3 (3.20m x 2.21m)

Appointed with a pedestal wash basin, low flush w.c, bath, shower enclosure with mains thermostatic shower, exposed beam to ceiling, part tiled walls, radiator, inset ceiling spotlights and double glazed window.

ON THE FIRST FLOOR

Approached via the turned staircase to:

LANDING

With gallery over the entrance hall, linen cupboard, wall light points, radiator and oak internal doors.

BEDROOM 16'7 x 11'7 (5.05m x 3.53m)

Featuring an arched double glazed window from which to admire the countryside views, radiator, raised ceiling with exposed beams and walk-in dressing room with hanging rail.

BEDROOM 12'9 x 11'5 (3.89m x 3.48m)

Double glazed window to rear, radiator, exposed beam to raised ceiling and internal door to:

EN-SUITE

Appointed with a shower enclosure with mains thermostatic shower, pedestal wash basin, low flush w.c, double glazed window, extractor fan, inset ceiling spotlights, radiator and ceiling hatch.

BATHROOM 7'0 x 6'7 (2.13m x 2.01m)

Appointed with a pedestal wash basin, low flush w.c, bath with mixer tap, radiator, part tiled walls, inset ceiling spotlights and extractor fan.

OUTSIDE

Approached along a tree lined driveway leading to the private parking and two bay open fronted garage/workshop. Workshop are 31'6 x 14'8 having lighting and power. A stone path leads to the entrance door with welcome light alongside a lawned garden with low level privacy hedging that continues to the side of the property to provide outdoor entertaining space. The rear garden has a private and sunny aspect and includes decorative slate, stone paved patio for alfresco dining, external lighting and power sockets.

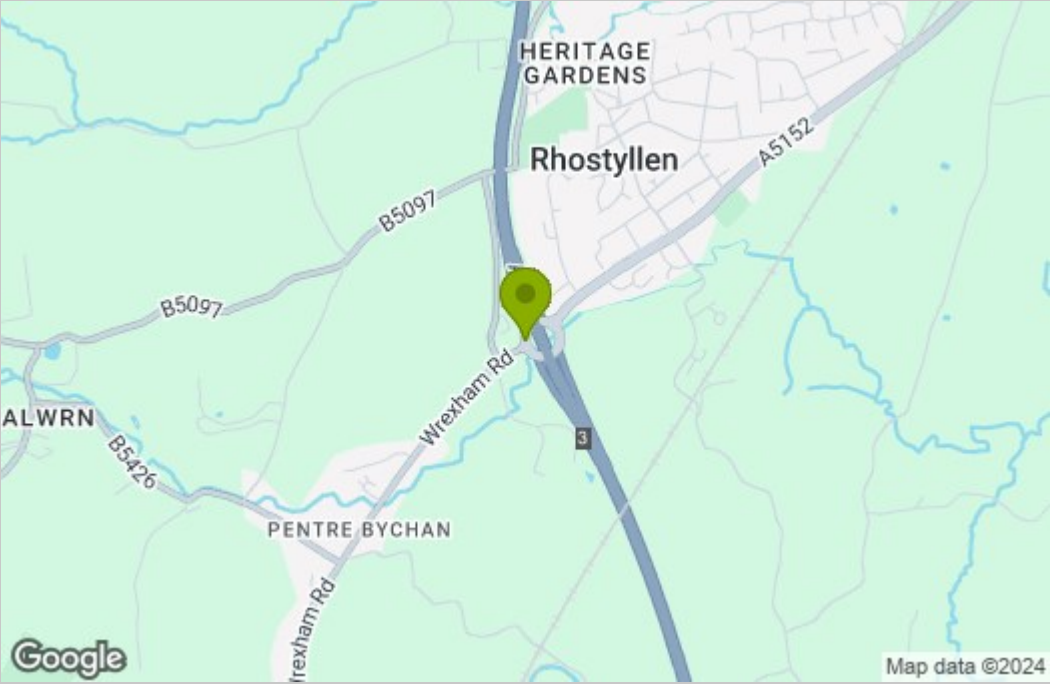
AGENTS NOTE

There is a management fee of approximately £85.00 per calendar month for the upkeep of the communal areas.

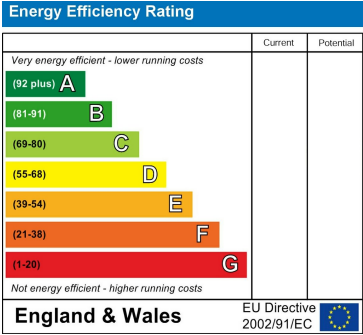


Floor Plan

Area Map



Energy Efficiency Graph



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