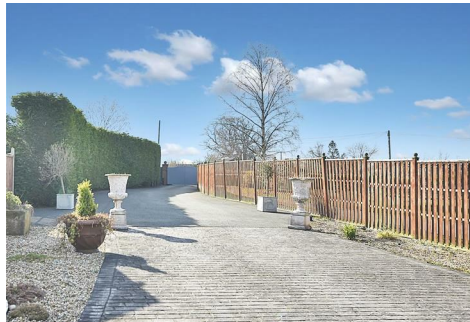




Ryecroft House Greaves Lane, Threapwood, SY14 7AS

Price £1,200,000

Set back behind electric gates in grounds of approx 1.25 acres is this individually built 4 double bedroom (2 en-suites) executive house with double garage designed to take full advantage of the countryside setting with its lovely views, having the advantage of an enclosed paddock and stable block for equestrian use if required. Located in the peaceful village of Threapwood just 3 miles from the village of Malpas with its bustling High Street and well regarded Bishops Heber secondary school. The stylish accommodation with the warmth of an underfloor heating system throughout briefly comprises an Oak pillared entrance porch, welcoming hall with glass and Oak turned staircase, light and airy lounge with gas wood effect fire within inglenook style chimney breast, sitting room with bi fold Oak doors opening to the large conservatory with glazed roof and views over the garden, formal dining room which can be opened to the impressive kitchen breakfast living room appointed with an extensive range of quality base and wall cupboards, granite work surfaces, range cooker and large central island providing a sociable entertaining space. Utility room, home office and shower room. The 1st floor galleried landing connects the 4 double bedrooms and family bathroom. The stunning principal bedroom suite features a walk in bay window from where to admire the views towards the Old Mill and Welsh hills, fitted dressing room and en-suite shower room. The guest/2nd bedroom also has the luxury of space and an en-suite shower room. The stylishly appointed family bathroom includes a modern free standing bath and separate shower enclosure. Externally, the private drive provides ample parking for cars, motorhome and a horse box whilst the sunny aspect landscaped gardens provide a superb outdoor entertaining space for both children and adults being mainly lawned, a large paved patio area perfect for al fresco dining, covered patio's, flower beds and the gated 0.5 acre (approx) paddock.

LOCATION

The small rural village of Threapwood lies just on the English/Welsh border approximately 9 mile from Wrexham, 16 mile to Chester and 9 mile to Whitchurch with its train station, therefore allowing for daily commuting to the major commercial centres of the region. Surrounded by beautiful countryside walks with views across to the Welsh Hills and having the benefit of a local convenience store with home delivery service, farm shop and close proximity to the vibrant village of Malpas with its excellent range of amenities including a choice of pubs, restaurants, bakery, doctors, dentists, social and sporting activities including football, cricket and dance classes. The highly regarded secondary school of Bishop Heber is within the free school bus catchment area and there are a choice of primary schools in the locality with breakfast and after school clubs.

DIRECTIONS

What 3 Words - zipped.collides.causally

From Wrexham proceed along the A534 in the direction of Holt and Farndon passing Hotel Wrexham on your right. After approx 2 miles take the right turn signposted Shocklach (B5069) and continue through the village for approx 10 mins. As the road bears right, turn left and continue to the junction with the B5069, turn left and after approx ¼ of a mile turn right signposted Tallarn Green onto Sarn Road. After passing the Church on your left, turn left into Greaves Lane, next left into Greaves Lane East and after approx 200 yards the entrance to Ryecroft House will be observed on your left.

ON THE GROUND FLOOR

Oak pillared entrance porch with tiled floor, welcome light and double oak doors opening to:

IMPRESSIVE RECEPTION HALL

Featuring oak and glass turned staircase with galleried landing, heated tiled floor, oak internal doors, intercom system for electric gates, alarm control panel and useful storage cupboard.

CLOAKS/W.C

Appointed with a wall hung wash basin with mixer tap, close coupled w.c, chrome heated towel rail and upvc double glazed window.

LOUNGE 25'3 x 13'5 (7.70m x 4.09m)

A light and airy reception room with upvc double glazed walk-in bay window, upvc double glazed window to side and illuminated Inglenook style fireplace with gas log effect fire on a tiled hearth with heavy timber mantel above.

SITTING ROOM 13'9 x 10'6 (4.19m x 3.20m)

Gas fire to chimney breast and framed bi-fold doors opening to:

CONSERVATORY 23'6 x 10'8 (7.16m x 3.25m)

Overlooking the garden through upvc double glazed windows on a brick plinth with glass roof, heated oak flooring and remote Velux style windows.

DINING ROOM 13'8 x 10'6 (4.17m x 3.20m)

Heated oak flooring, upvc double glazed window and connecting door to hall and oak framed bi-fold doors to:

KITCHEN/BREAKFAST/LIVING ROOM 30'2 x 15'9 (9.19m x 4.80m)

A beautifully appointed sociable entertaining space providing the hub of the home with the kitchen area appointed with a stylish range of base and wall cupboards complimented by granite work surface areas including a large central island with additional storage drawer units below, integrated dishwasher, ceramic 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above, part tiled walls, granite upstands, Rangemaster six burner gas hob with extractor hood above, heated tiled flooring, inset lighting, plinth lighting, upvc double glazed bay window with central door leading out to the patio and oak veneer door to:

PANTRY 6'6 x 6'1 (1.98m x 1.85m)

Upvc double glazed window and inset ceiling spotlights.

REAR HALL

Composite part glazed stable door, tiled flooring and oak doors off.

OFFICE 9'1 x 5'7 (2.77m x 1.70m)

Upvc double glazed window overlooking the garden and tiled flooring.

UTILITY 11'7 x 7'5 (3.53m x 2.26m)

Fitted with a range of base and wall cupboards, work surface areas incorporating a ceramic sink unit with mixer tap and upvc double glazed window above, tiled flooring, part tiled walls and inset ceiling spotlights.

SHOWER ROOM

Appointed with a wash basin and w.c set within vanity unit, walk-in double width shower with mains thermostatic shower and Rainforest style shower head, chrome heated towel rail, fully tiled walls, tiled flooring, upvc double glazed window and shaver socket.

ON THE FIRST FLOOR

Approached via the oak and glass turned staircase to:

LANDING 15'2 x 10'9 (4.62m x 3.28m)

Glass and oak galleried balustrade overlooking the stairwell, upvc double glazed window, oak veneer doors and airing cupboard with two hot water cylinders and slatted shelving.

PRINCIPAL BEDROOM SUITE 24'8 x 15'5 (7.52m x 4.70m)

Enjoying a lovely aspect through almost full width upvc double glazed windows with views towards the Welsh Hills, upvc double glazed window to rear and oak door opening to:

DRESSING ROOM 10'6 x 7'6 (3.20m x 2.29m)

Fitted with a range of shelving and hanging rails.

EN-SUITE 7'3 x 7'3 (2.21m x 2.21m)

Appointed with a corner shower enclosure with Rainforest style shower head, wash basin with waterfall style mixer tap on a granite shelf, tiled walls and flooring, upvc double glazed window, chrome heated towel rail and inset ceiling spotlights.

GUEST BEDROOM 17'6 x 13'5 (5.33m x 4.09m)

Two upvc double glazed windows to front, upvc double glazed window to side and oak door to:

EN-SUITE 7'1 x 6'1 (2.16m x 1.85m)

Well appointed with a corner shower enclosure, wash basin with waterfall style mixer tap on granite shelf, close coupled w.c, chrome heated towel rail, upvc double glazed window, fully tiled walls and inset ceiling spotlights.

BEDROOM THREE 14'0 x 10'6 (4.27m x 3.20m)

Upvc double glazed window.

BEDROOM FOUR 13'8 x 10'6 (4.17m x 3.20m)

Another good sized double bedroom with upvc double glazed window.

FAMILY BATHROOM 9'7 x 7'2 (2.92m x 2.18m)

Stylishly appointed with a modern white suite of wash basin with mixer tap, low flush w.c, shaped free standing bath with mixer tap and shower attachment, shower enclosure with electric shower unit, chrome heated towel rail, fully tiled walls, tiled flooring and upvc double glazed window.

OUTSIDE

Double electric gates and side pedestrian gate open to a large driveway which sweeps down to the front of the house providing ample parking and turning area.

DOUBLE GARAGE 20'6 x 18'4 (6.25m x 5.59m)

Having two up and over doors, lighting, power sockets, side personal door and gas boiler.

L SHAPED STABLE BLOCK

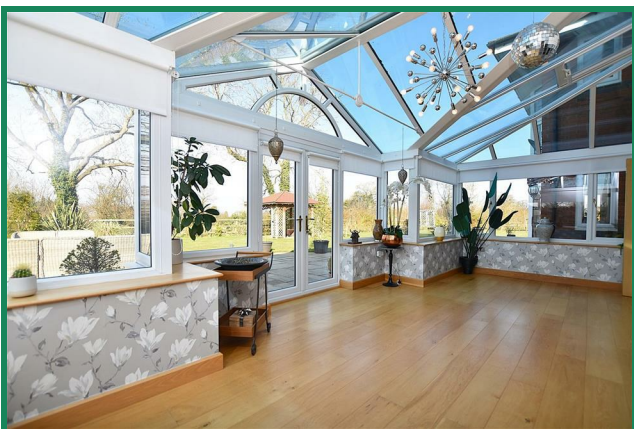
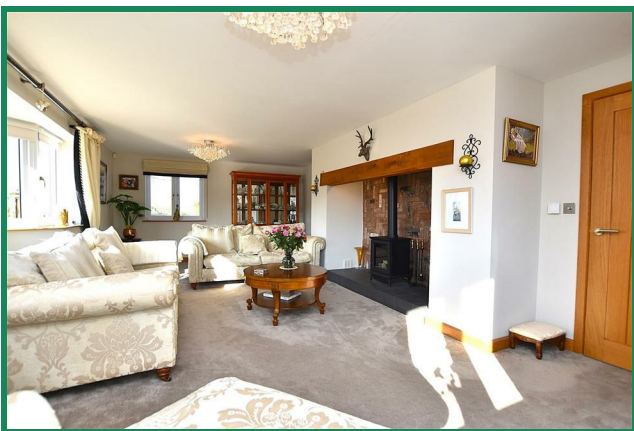
Having two stables, lighting, power sockets and open fronted tack room.

GARDENS

The delightful gardens extend to the side and rear and enjoy sunlight from morning to evening with various patio areas providing excellent entertaining space for family and friends, lawned gardens bordered by flowerbeds, covered seating areas and access to the half acre enclosed paddock.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Conveyancing . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.







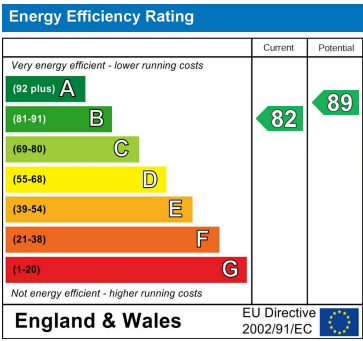
Floor Plan



Area Map



Energy Efficiency Graph



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