



1 Pickhill Hall, Cross Lanes, LL13 0UG

Price £300,000

Located surrounding beautiful open countryside is this spacious 4 double bedroom semi detached family home with double garage offering a wealth of charming period features and stunning views from the majority of the rooms and communal gardens. Available on a long leasehold with a balance of 999 years, and an equal share of the Freehold, the property is situated within just a short drive of Wrexham City Centre, the major commercial and industrial centres of the region and nearby villages of Holt, Farnon and Bangor On Dee therefore having a range of shopping facilities, schools and leisure amenities nearby. The Grade 2 listed property was sympathetically extended in 1990 and briefly comprises a vestibule with cloaks/w.c. off, impressive and welcoming hall with lovely solid staircase sweeping to the galleried 1st floor landing, useful store cupboard, ornate fireplace and detailed cornice ceilings. Family dining room for entertaining and double doors opening to the garden room from where to admire the views, spacious lounge with triple aspect, arched recess and fireplace with marble insert. Fitted kitchen breakfast room with some integrated appliances. The 1st floor landing connects the 4 double bedrooms, all with far reaching views, and 2 bathrooms. Externally, the shared drive leads to the communal parking areas providing ample parking and guest parking, detached double garage with electric roller doors, and mainly lawned communal gardens that extend around this unique former Country House Estate. NO CHAIN. Energy Rating - F (35)

LOCATION

1 Pickhill Hall is located within the picturesque semi rural hamlet of Cross Lanes which enjoys good access roads to Wrexham, Shropshire and Chester allowing for daily commuting to the commercial centres of the region. The position of the property ensures that the majority of rooms have the benefit of countryside views. There is a highly regarded local Primary School within just a short distance and a secondary school at Penley together with a choice of private schools at Chester, Ellesmere and Moreton. The popular villages of Bangor On Dee, Holt and Farndon are within a short drive and offer an excellent range of amenities, cafes, restaurants and riverside walks.

DIRECTIONS

From Wrexham proceed along the A525 Whitchurch Road towards Whitchurch and Bangor On Dee passing through the village of Marchwiel. Proceed across the roundabout to the traffic lights. Turn left signposted Holt/Farndon onto the B5130 passing the useful convenience store at Cross Lanes. After approximately 1.5 mile, turn right onto Pickhill Hall Lane and continue until the drive will be observed on the left.

ON THE GROUND FLOOR

Six panel hardwood entrance door opens to:

VESTIBULE

With secondary glazed window, quarry tiled flooring, electric storage heater, coat hanging space, coving to ceiling and six panel door opening to:

CLOAKS/W.C

Appointed with a wash basin, low flush w.c, plumbing for washing machine, quarry tiled floor, secondary glazed window, part tiled walls and coving to ceiling.

HALLWAY

A welcoming reception area with high ceiling that continues throughout the ground floor featuring an ornamental stone fireplace, impressive staircase with half landing, detailed cornice to ceiling, feature arch, secondary glazed window with countryside views, Economy 7 storage heater, understairs storage cupboard and six panel doors off.

LIVING ROOM 24'8 x 23'9 (7.52m x 7.24m)

A spacious entertaining space with triple aspect having views over open countryside, four Economy 7 storage heaters, cornice ceiling, arched recess, feature fireplace with marble insert and hearth and wall light point.

DINING ROOM 17'3 x 13'5 (5.26m x 4.09m)

Offering an excellent entertaining space with oak flooring, detailed cornice ceiling, two Economy 7 storage heaters and double doors opening to:

GARDEN ROOM 31'0 x 9'2 (9.45m x 2.79m)

Enjoying lovely countryside views, quarry tiled flooring, windows on brick plinth and upvc double glazed French doors.

KITCHEN/BREAKFAST ROOM 13'0 x 12'3 (3.96m x 3.73m)

Fitted with a range of base and wall cupboards with work surface areas incorporating a 1 1/2 bowl sink unit, double oven/grill, four ring electric hob with filter hood above, under unit lighting, Economy 7 storage heater, ceiling spotlights, plumbing for dishwasher, integrated fridge, integrated freezer, part tiled walls and pull-out larder cupboard.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, two secondary glazed windows, sash window to rear, coving to ceiling, two Economy 7 storage heaters and linen cupboard housing the hot water cylinder.

BEDROOM ONE 16'8 x 13'6 (5.08m x 4.11m)

Two sash windows to rear, Economy 7 storage heater, fitted wardrobes and over head storage cupboards.

BEDROOM TWO 13'8 x 12'2 (4.17m x 3.71m)

Two secondary glazed windows, Economy 7 storage heater and coving to ceiling.

BEDROOM THREE 18'4 x 11'3 (5.59m x 3.43m)

Two sash windows to rear, Economy 7 storage heater, coving to ceiling and fitted bookcase.

BEDROOM FOUR 15'4 x 10'8 (4.67m x 3.25m)

Enjoying a dual aspect with two sash windows to rear and side, Economy 7 storage heater and coving to ceiling.

BATHROOM 10'8 max x 8'8 (3.25m max x 2.64m)

Appointed with a pedestal wash basin, twin grip panelled bath with electric shower over and splash screen, low flush w.c, heated towel rail, secondary glazed window, coving to ceiling and part tiled walls.

SECOND BATHROOM 7'9 x 6'4 (2.36m x 1.93m)

Twin grip panelled bath, pedestal wash basin, low flush w.c, secondary glazed window, part tiled walls and heated towel rail.

OUTSIDE

Pickhill Hall is approached via a shared driveway that leads to:

DETACHED DOUBLE GARAGE 27'6 x 20'1 (8.38m x 6.12m)

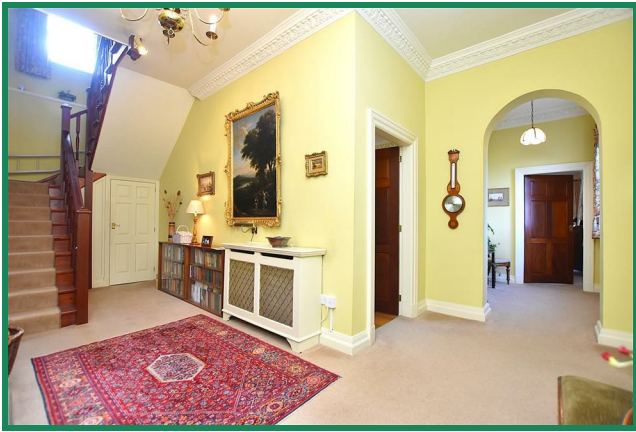
Having two electric roller shutter doors, lighting, power sockets and rear personal door.

GARDENS

The communal gardens are mainly lawned and extend to the front, side and rear together with established flowerbeds and turning area for unloading.

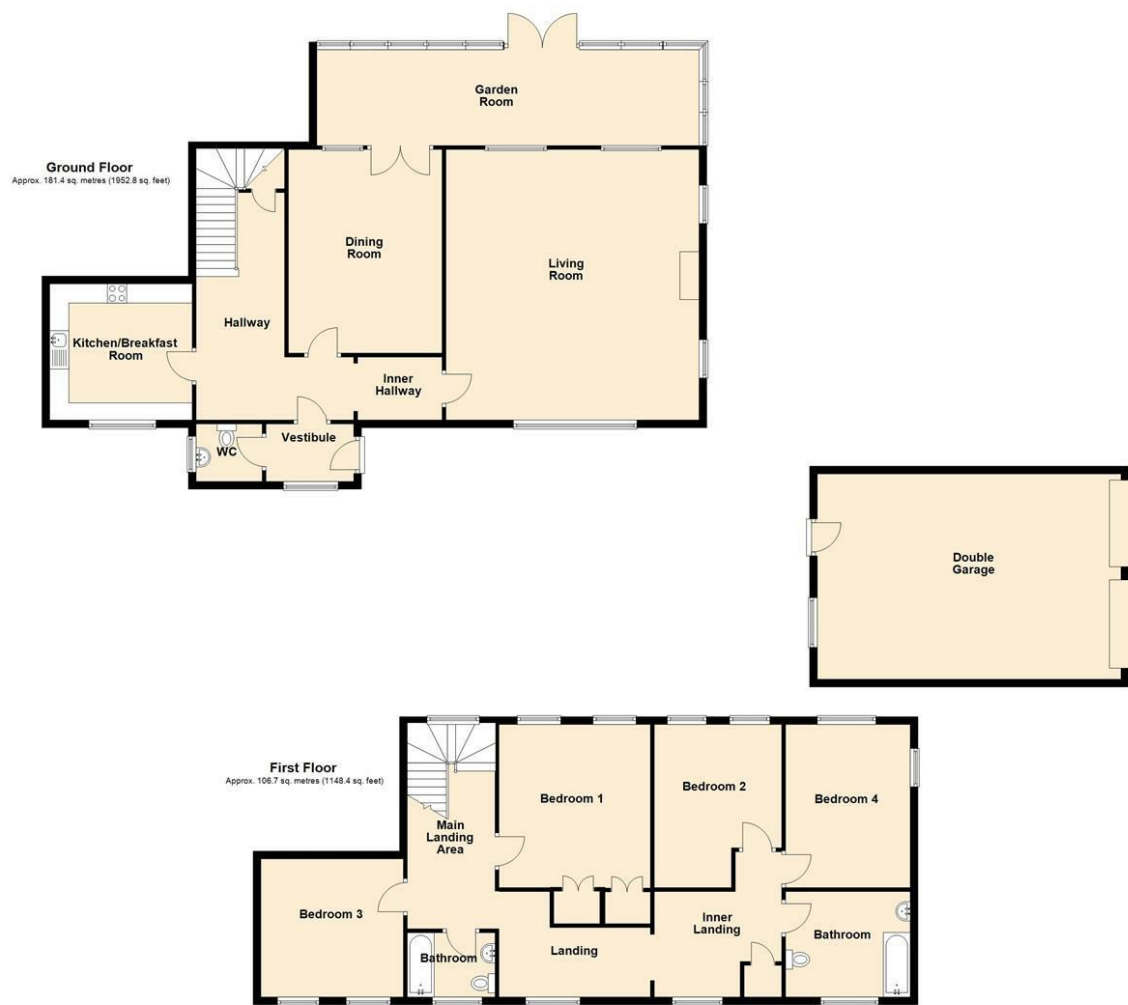
PLEASE NOTE

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.





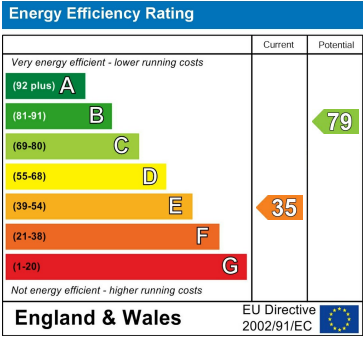
Floor Plan



Area Map



Energy Efficiency Graph



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