



Plum Tree House, Bowling Bank, Isycoed, LL13 9RN

Offers In Excess Of £575,000

Set behind electric gates, Plum Tree House is a superbly presented 3 storey 4 double bedroom detached family home with double garage set amongst approximately $\frac{3}{4}$ of an acre to include a pony paddock, stables and gardens, boasting lovely countryside views to both the front and rear. Located within the semi rural hamlet of Isycoed with its beautiful country walks yet conveniently located within commuting distance of Wrexham, Chester, Shropshire and the villages of Holt, Farndon and Bangor On Dee. Constructed on 2007, this lovely home briefly comprises a pillared entrance porch, welcoming hall with stairs to 1st floor landing and Oak veneer doors to all rooms, dual aspect lounge with the warmth of a log burner, a versatile sitting/games room, open plan kitchen dining room appointed with an extensive range of base and wall cupboards, work surface areas and French doors opening to the rear garden, cloaks/w.c. The 1st floor landing connects the 3 double bedrooms, all with panoramic views, and a well appointed family bathroom with jacuzzi bath and walk in shower. The 2nd floor features the spacious principal bedroom and fully tiled stylish bathroom with bath and large walk in shower area. To the outside, the gated drive provides ample parking alongside a lawned garden and leads to the double garage with mezzanine floor. The rear garden provides a fabulous outdoor entertaining space for both children and adults to include a large patio area for entertaining friends and family, lawned garden, stables, and an enclosed pony paddock with hardstanding for a horse box. The property benefits from a newly fitted A rated external boiler and colour CCTV system. Energy Rating - C (74)

LOCATION

Plum Tree House is located within the picturesque semi rural hamlet of Isycoed which enjoys good access roads to both Wrexham and Chester and is therefore ideal for those seeking a rural location yet having the benefit of good road links to the major commercial and industrial centres of the region. Designed to provide countryside views from the majority of rooms the area is popular amongst dog owners and walkers due to the lovely scenic location. There is a local Primary School within walking distance together with highly regarded secondary schools in the catchment. The popular villages of Holt and Farnton with their excellent amenities and convenient shopping facilities are just a short drive.

DIRECTIONS

From Wingetts Office proceed left along Holt Street into Holt Road and continue for approx. 3 miles passing the entrance to the Wrexham Industrial Estate on the right and the first turning into Holt. Take the next right and continue along the B5130 for a further 3 miles where the property will be observed on the right prior to the village hall.

ON THE GROUND FLOOR

Pillared entrance porch with part glazed upvc door opening to:

HALLWAY

With quarry tiled floor, radiator, inset ceiling spotlights, stairs to first floor landing, oak veneer internal doors and upvc part glazed external door to the rear garden.

CLOAKS/W.C

Appointed with a corner wash basin with mixer tap, low flush w.c, radiator, upvc double glazed window, inset ceiling spotlights, tiled flooring and alarm control panel.

LOUNGE 19'7 x 11'8 (5.97m x 3.56m)

A good sized reception room enjoying an excellent degree of natural light through upvc double glazed windows to front and rear with countryside views, two radiators, log burner on tiled hearth set within exposed brick chimney breast and wall light point.

SITTING/GAMES ROOM 20'0 x 9'4 (6.10m x 2.84m)

Two upvc double glazed windows to front, two radiators and inset ceiling spotlights.

KITCHEN/DINING ROOM 20'0 x 9'8 (6.10m x 2.95m)

The kitchen area is appointed with a stylish range of base and wall cupboards complimented by work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, integrated dishwasher, Rangemaster five burner gas cooker with splashback and matching extractor hood above, upvc double glazed window overlooking the rear garden, housing for American style fridge freezer with water connection, plumbing for washing machine, tiled flooring, pelmet lighting, curved base and wall cupboards, tall pull-out larder cupboard, inset ceiling spotlights and upvc double glazed French doors leading from the dining area into the garden.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, upvc double glazed window to rear with lovely views, radiator, oak veneer doors to all rooms, inset ceiling spotlights, feature arch and two radiators.

BEDROOM TWO 19'3 x 9'7 (5.87m x 2.92m)

A spacious second bedroom with two upvc double glazed windows overlooking the rear garden and paddock, two radiators and newly fitted carpet.

BEDROOM THREE 19'3 x 9'7 (5.87m x 2.92m)

Another good sized double bedroom with two upvc double glazed windows from which to admire the countryside views and two radiators.

BEDROOM FOUR 11'8 x 10'5 (3.56m x 3.18m)

A double bedroom with upvc double glazed window to front and radiator.

BATHROOM 8'8 x 7'7 (2.64m x 2.31m)

Well appointed with a four piece white suite of corner Jacuzzi bath, low flush w.c, wash basin set within vanity unit, walk-in shower enclosure with mains thermostatic shower and Rainforest style shower head, upvc double glazed window, fully tiled walls, tiled flooring, radiator, inset ceiling spotlights and extractor fan.

ON THE SECOND FLOOR

Known as the master bedroom suite with landing having eaves storage space, inset ceiling spotlights and Velux roof light window.

BEDROOM ONE 22'3 x 11'0 (6.78m x 3.35m)

Two Velux windows to rear, two radiators and inset ceiling spotlights.

BATHROOM 11'6 x 8'0 (3.51m x 2.44m)

Appointed with a double ended bath with mixer tap and hand held shower take-off, w.c and wash basin set within gloss grey vanity unit, large walk-in shower area with mains thermostatic shower and Rainforest style shower head, Velux roof light window, fully tiled walls, tiled flooring, chrome heated towel rail, inset ceiling spotlights and extractor fan.

OUTSIDE

The property is approached through double electric gates to the private driveway providing ample parking and guest parking with space for a horsebox leading to:

BRICK BUILT DOUBLE GARAGE 19'2 x 15'7 (5.84m x 4.75m)

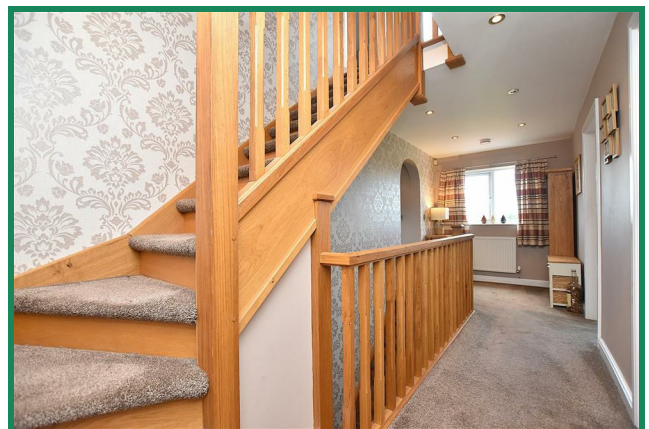
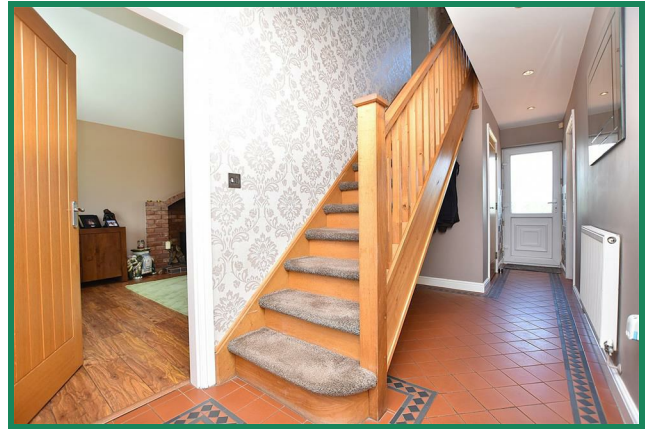
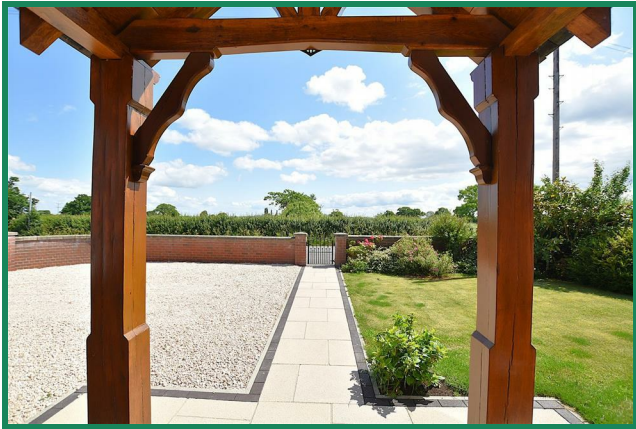
Having the convenience of an electric up and over door, lighting, power sockets, upvc double glazed personal door to rear, upvc double glazed window to side and pull-down ladder rising to a useful mezzanine storage area.

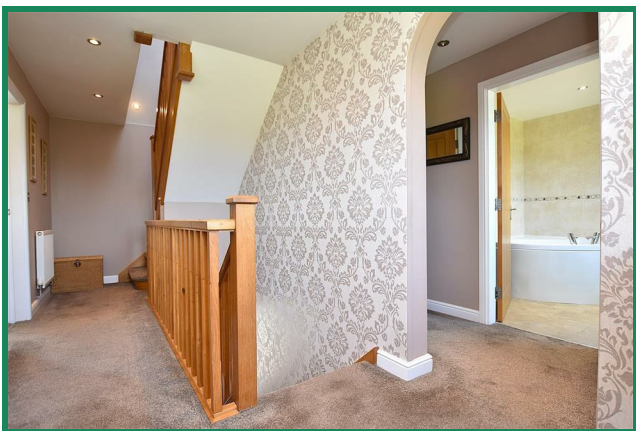
GARDENS

The front of the property is partly laid with decorative gravel providing additional parking if required, lawned area, low level brick boundary wall and pedestrian gate with path leading to the entrance door which continues to the rear garden. The rear garden provides a sociable entertaining space that includes a large paved patio area, artificial grass, covered log store housing the oil fired central heating boiler, further decorative gravelled garden area, good sized lawn, enclosed pony paddock accessed via two metal gates with hard standings, shelter and two bay stables.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . 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.

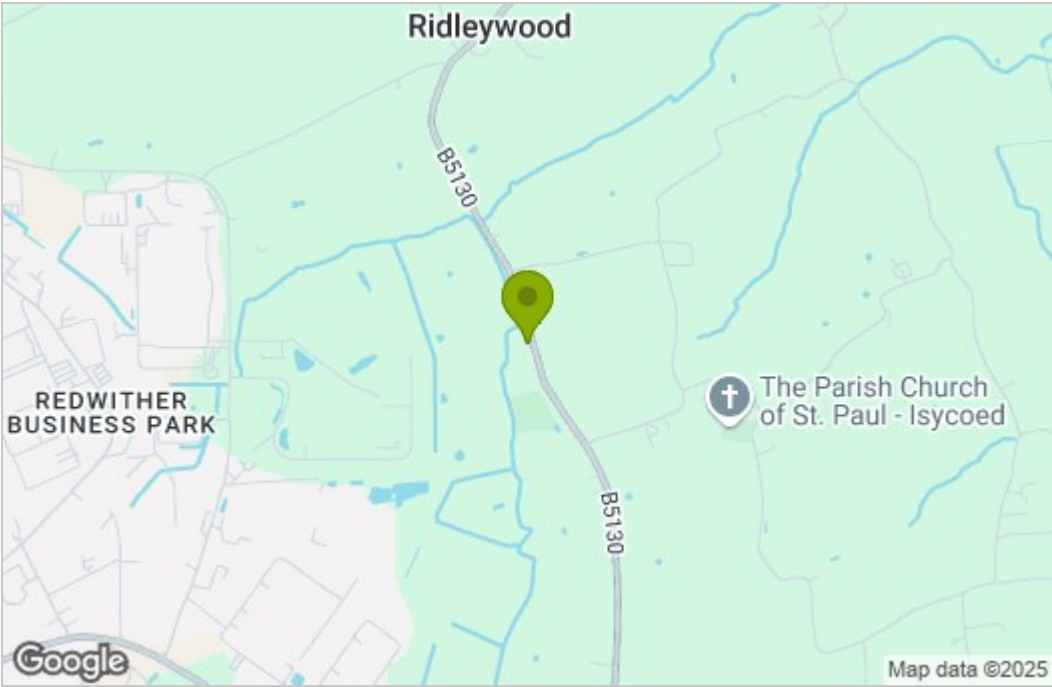




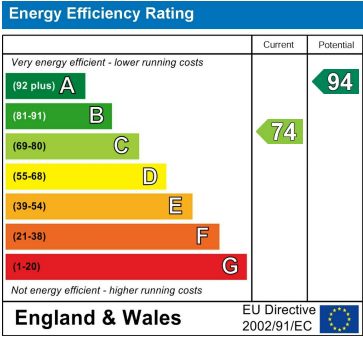
Floor Plan



Area Map



Energy Efficiency Graph



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