



Bowling Bank Farm Cottage Mulsford Road, Wrexham, LL13 0AW

£425,000

Set within large and established gardens is this spacious and beautifully presented Grade 2 listed 4 bedroom cottage dating back to mid 18th Century having been fully refurbished in recent years to provide a lovely family home that blends character and original features with modern day comforts. Situated in the popular rural village of Worthenbury surrounded by open countryside yet just a short drive from the cheshire town of Malpas and riverside village of Bangor On Dee together with road links to Wrexham, Chester and Whitchurch. The accommodation features a wealth of exposed beams, cottage style internal doors and raised ceilings and briefly comprises an entrance hall with stairs off, well proportioned lounge, dining room, family room, kitchen, utility room, shower room and 4th bedroom. The 1st floor landing connects 3 further double bedrooms and a bathroom. To the outside, a drive shared with adjoining property leads to the ample private parking for 3-4 cars, enclosed large gardens with well stocked flower beds, ornamental pond, kitchen garden, good sized workshop, timber shed, former dog house and patio from which to entertain and admire the setting. EPC RATING F (29)

LOCATION

This family home is located within the rural village of Worthenbury on the Welsh/English border approximately two miles from the village of Bangor on Dee and within easy driving distance of the bustling high street of Malpas with its excellent range of amenities including bakery, farm shop, doctors and dentists. There is a local village convenience store in the neighbouring hamlet of Threapwood and the property is within the catchment area of highly regarded primary and secondary schools which would include Bangor on Dee, Shocklach, Penley and Bishop Heber. The area is popular amongst walkers and cyclists due to its scenic countryside location and yet the major commercial and industrial areas within the region are within easy daily commuting.

DIRECTIONS

From Wrexham city centre proceed along the A525 Whitchurch Road for approximately five miles to the village of Marchwiell and Cross Lanes, on approaching the village of Bangor on Dee take a left hand turning over the old bridge onto High Street, follow the road through the village and onto the B5069 Wrexham Road for a further two miles entering the village of Worthenbury, proceeding over the bridge, follow the road to the right and take the right turn onto Mulsford Road. After approx 100 yards, the entrance gates will be observed on the left before countryside

ON THE GROUND FLOOR

A cottage style door from the patio opens into the kitchen.

KITCHEN 21 x 7'7 (6.40m x 2.31m)

Appointed with a range of base and wall cupboards complimented by woodblock work surface areas incorporating a twin bowl Belfast sink, wall mounted plate rack and cabinet, space for electric range style cooker with extractor above, space for fridge freezer, part tiled walls, double glazed window overlooking the garden, quarry tiled floor, features include an exposed brick curved wall and timber beams to ceiling. Double doors open to a useful store cupboard housing the Firebird oil boiler.

UTILITY 9'6 x 7'2 (2.90m x 2.18m)

Fitted base and wall cupboards, double glazed window, external door, work surface areas, sink unit, plumbing for washing machine and connecting door to shower room.

HALL

Featuring exposed beams, stairs to 1st floor landing, external door, radiator, wood style flooring and connecting doors to lounge, dining room and kitchen.

LOUNGE 16'2 x 13'4 (4.93m x 4.06m)

A good sized reception room featuring exposed beams to ceiling, secondary glazed window, radiator and fireplace with tiled insert.

DINING ROOM 13'2 x 10'4 (4.01m x 3.15m)

Providing a lovely entertaining space with beams to ceiling, secondary glazed window and radiator.

FAMILY ROOM 16'1 x 9'7 (4.90m x 2.92m)

Exposed beams to ceiling, double glazed window overlooking the garden and radiator

BEDROOM 4 12'8 x 10'4 (3.86m x 3.15m)

A versatile room with connecting door to the shower room, exposed beams, double glazed window and radiator.

SHOWER ROOM 11'7 x 7'1 (3.53m x 2.16m)

Well appointed with a white suite of shower enclosure, low flush w.c. washbasin, radiator, tiled flooring, double glazed window, external door and exposed beam.

1st FLOOR

Approached via the staircase from the hall to the T-shaped landing with gallery over stairwell, exposed beams, cottage style doors and radiator. Raised ceilings exposing the original beams are featured throughout the 1st floor.

BEDROOM 1 16'3 max x 9'9 max (4.95m max x 2.97m max)

Featuring a cast iron period fireplace, radiator, secondary glazed window and exposed beams.

BEDROOM 2 13'2 x 12'2 (4.01m x 3.71m)

Feature exposed beams to walls and ceilings, secondary glazed window and radiator.

BEDROOM 3 10'6 x 9'7 (3.20m x 2.92m)

Secondary glazed window, radiator and exposed beams

BATHROOM

Appointed with a white suite of bath, low flush w.c., wash basin within vanity unit, part tiled walls and radiator.

OUTSIDE

Approached through double metal gates along a shared drive with the adjoining property leading to the private parking for 3-4 cars. The beautifully maintained private garden is a particular feature that provides an excellent outdoor entertaining space for both children and adults to include a paved patio area for relaxing, lawn, ornamental pond, established flower beds, kitchen garden, timber shed, dog house and brick built workshop with power supply.

PLEASE NOTE

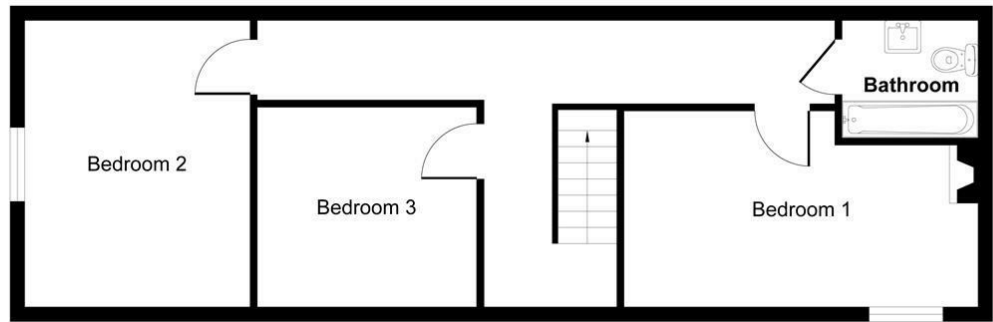
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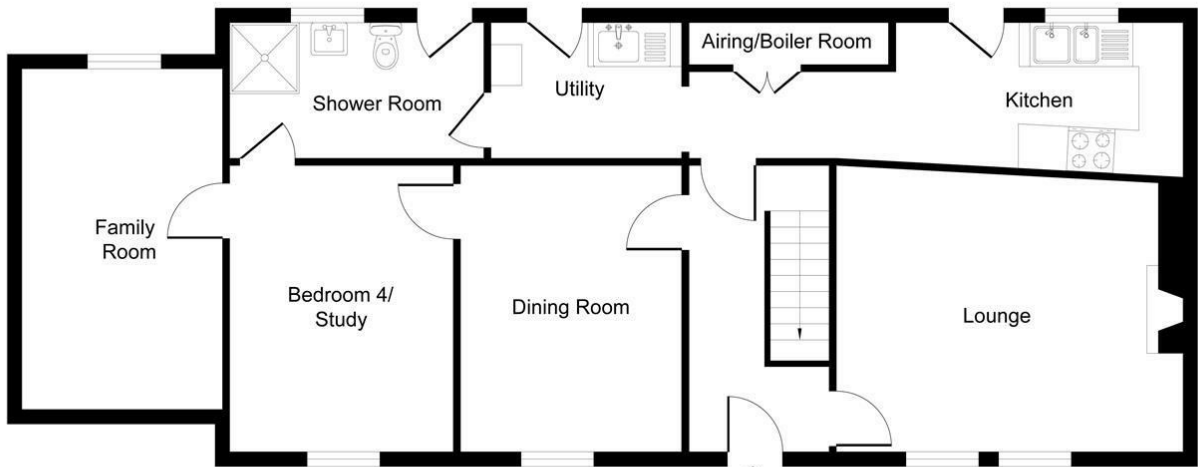




Floor Plan



First Floor



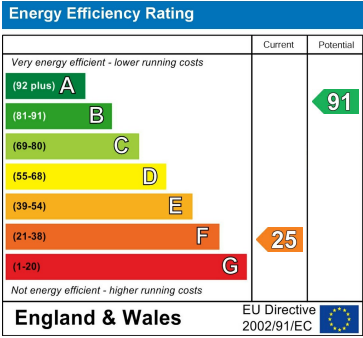
Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Area Map



Energy Efficiency Graph



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