

- Very Handsome and Elegant Country Residence
- Situated in Picturesque Riverside Village of Erbistock
- Offering Well Proportioned and Stylish Four/Five Bedroomed Accommodation
- Includes Separate One Bedroomed Detached Annexe
 - Features Original Victorian Dovecote
- Viewing Strictly by Prior Appointment Only
 - Guide Price £1M - £1.125M



The Garden House , Erbistock, Wrexham,
LL13 0DL

www.jonespeckover.co.uk

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The Garden House was constructed in 1992 and provides a very handsome and elegant country residence standing in fabulous, landscaped gardens which extend to about 2.5 acres. The well-proportioned family accommodation features a spacious Entrance Hall with French limestone flooring and oak staircase, Drawing Room with French windows to garden, farmhouse style Kitchen, utility room, rear lobby and fifth bedroom on the ground floor. Off the spacious first floor landing there are a further four bedrooms and three bathrooms.

As the name suggests, the fabulous gardens are a particular feature of the property having been laid out in formal style with mature scalloped and topiary hedging dividing the garden area into various

compartments. it features various sculpture courts and charming Victorian dovecote.

The Garden House occupies a prominent position within the picturesque, riverside village of Erbistock, which boasts two very well-known riverside pubs. The area enjoys excellent road links via the A483 to the national motorway network and nearby towns include Wrexham (6miles), Chester (20miles) and Shrewsbury (25miles). There are well regarded schools nearby in Overton-on-Dee (primary) and Penley (secondary) together with a number of good private schools within easy daily travelling distance.

The sale of The Garden House provides a rare opportunity to acquire a stylish family house standing in fabulous gardens within the highly sort after rural village of Erbistock.

ACCOMMODATION

The main house offers well-proportioned family accommodation of style and character, with high corniced ceilings throughout. It briefly comprises:

RECEPTION HALL

27'7 x 7'11

Approached via wide oak doorway with stone quoined surrounds, the spacious hallway has Italian tiled floor and staircase with half-landing and oak balustrade leading to the first floor. Two covered radiators.

DRAWING ROOM

17'10 x 17'9

Featuring a Belgian fossil marble fireplace and French windows leading onto covered outside seating area. Two covered radiators.

CLOAKROOM

7'11 x 7'9

Furnished with wash basin set in a pine vanity unit and W.C. Covered radiator.

KITCHEN

17'10 x 17'9

Farmhouse style kitchen having French limestone and terracotta tiled floor and oil fired four oven Aga. A range of traditional timber

fronted base units, drawers and work surfaces with tiled surround and Belfast sink. Plumbing for dishwasher.

UTILITY ROOM

10'6 x 7'10

Quarry tiled floor, Belfast sink and oil central heating boiler.

REAR LOBBY

8'10 x 7'5

Quarry tiled floor.

GROUND FLOOR BEDROOM 4 / DINING ROOM

17'10 x 9'10

Arched window and radiator.

SPACIOUS FIRST FLOOR LANDING LEADS TO

17'11 x 7'11

BEDROOM ONE

17'11 x 17'10

A bright spacious room with four windows and 3 radiators.

EN-SUITE BATHROOM

9'10 x 8'1

Attractively tiled and fitted with a Victorian style suite, comprising roll top bath, twin wash hand basins and W.C.



BEDROOM TWO

18'0 x 17'11
Three windows and two radiators.

EN-SUITE SHOWER ROOM

12'6 x 6'1
Victorian style suite comprising slipper bath with mixer taps and hand shower, pedestal wash hand basin, W.C and bidet.

BEDROOM THREE

22'1 x 9'9
Built-in wardrobe, two windows and two radiators.

FAMILY BATHROOM

7'11 x 6'9
Glazed shower cubicle, wash hand basin and W.C. with Jack and Jill doors to bedrooms 3 & 5.

BEDROOM FIVE

12'11 x 9'10
Radiator.

THE ORANGERY ANNEXE

Approx. gross internal area 730m2

/ 846ft2

A detached building constructed of Brick beneath a pitched, clay tiled roof which has been converted to provide the following living accommodation:

ENTRANCE HALL

39'8 x 4'9
Flagged flooring, two radiators.

OPEN PLAN LIVING / KITCHEN

30'2 x 12'7
Wood burning stove, and fitted with a range of base units, worksurfaces, sink unit, and built-in oven/hob. PVC double glazed patio windows leading to the garden area.

BEDROOM

12'7 x 9'3
Radiator.

BATHROOM (JACK & JILL)

12'7 x 9'3
Fully tiled and furnished with a white 3-piece suite comprising,

panelled bath with shower over, wash hand basin and W.C. Heated towel rail.

MEZZANINE

12'7 x 9'3
Staircase from lounge area.

THE LAND

The property stands in fabulous, mature gardens extending to 2.5 acres or thereabouts. (see attached plan)

SERVICES

Mains electricity & water are connected to the property. Private drainage. Oil fired central heating. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.

TENURE

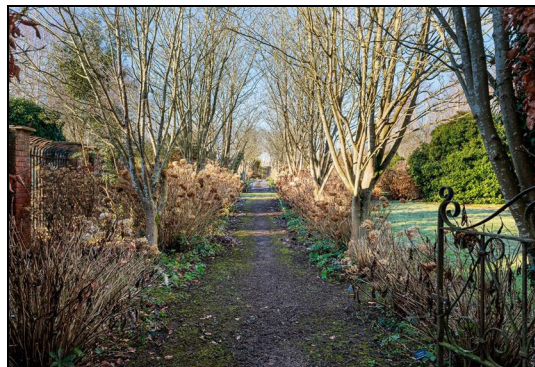
Freehold with vacant possession on completion.

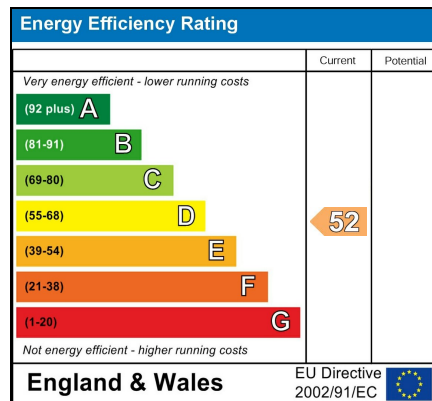
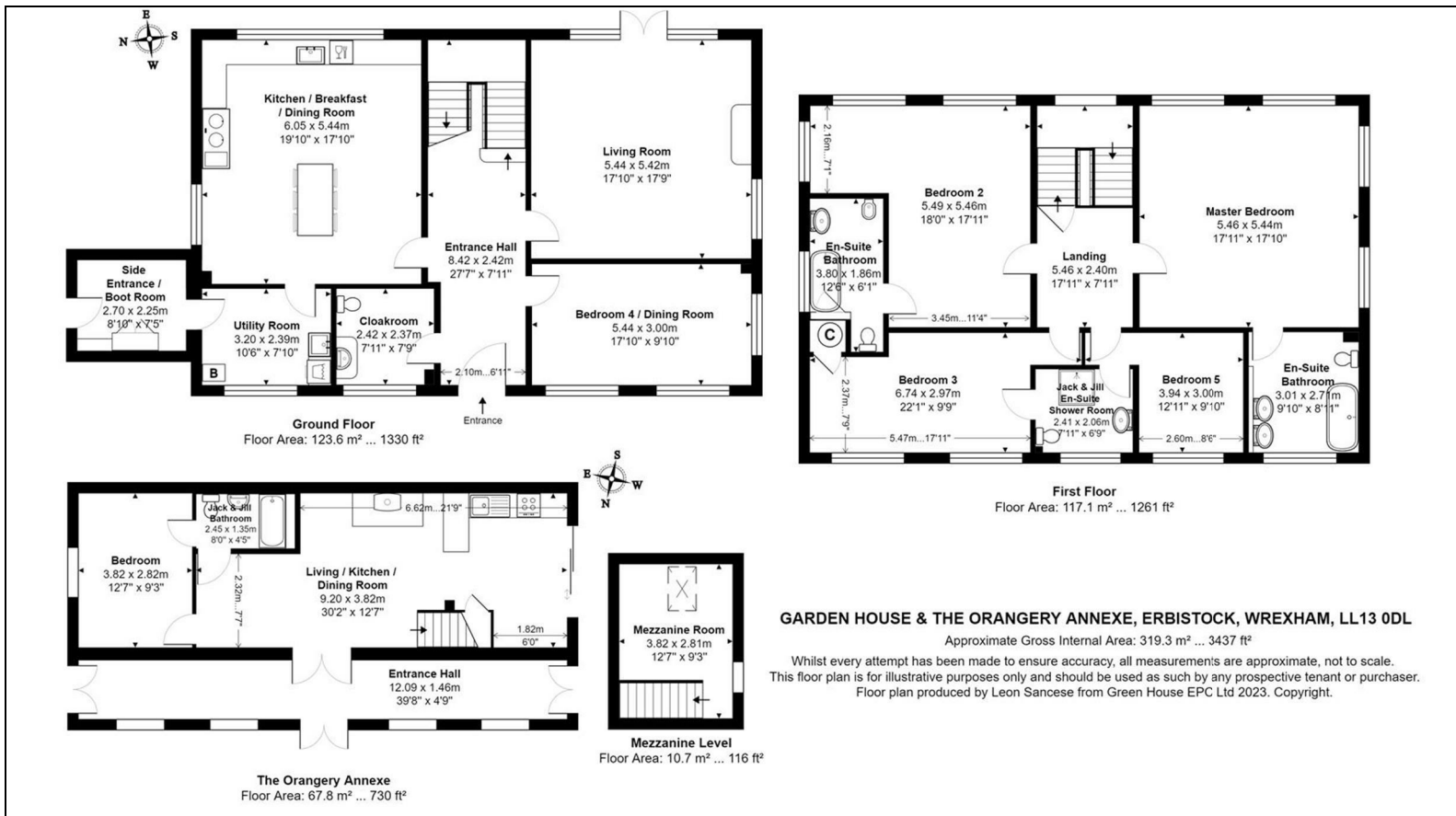
VIEWING

By appointment only through joint selling agents Jones Peckover, 61 Market Street, Abergele, Conwy, LL22 7AF - 0 1 7 4 5 8 3 2 2 4 0 - abergele@jonespeckover.com or Baker, Wynne Wilson, 38 Pepper Street, Nantwich - 01270 625214.

DIRECTIONS

Travelling south from Wrexham take the A483 exiting at Ruabon and taking the A539 sign posted to Overton-on-Dee. Continue for about 2 miles turning right at the T-junction onto the A528 and after roughly 300 yards turn right just before Overton Bridge, sign posted to Erbistock Church. Continue down the lane for about half a mile and the entrance to The Garden House will be seen on the righthand side by a high beach hedge.





MISREPRESENTATION ACT

Messrs. Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Jones Peckover has the authority to make or give any representation of warranty whatever in relation to this property.

