



FOR SALE

Offers Over £499,995

The Fields Willington, Malpas, Wrexham, SY14 7LT

The Fields is an Equestrian Lovers Dream! The property is a 3 bed semi detached country cottage that requires modernisation. There are large gardens, kitchen garden, outbuildings and land to just under 9 acres. There is a large barn with 6 internal stables, large tack room, insulated store / office, There is a Dutch style hay barn, large 60m x 22m arena and winter sand paddocks.



Whitchurch 8 miles, Malpas 5 miles, Wrexham 9 miles. All distances are approximate.



- Equestrian Cottage with 8 Acres
- Large Barn & Stable Block
- Outbuildings, Paddocks, Arena
- 3 Bed Semi Detached Cottage
- Period Property Requires Modernisation
- Rural Location, Views
- Large Cottage Style Gardens

BRIEF DESCRIPTION

The Fields is a charming country cottage in a rural setting. The property is attached to a 16th century black and white cottage which is Grade 2 Listed and as a result comes under the same listing. The property modernisation. The accommodation briefly comprises breakfast kitchen, sitting room with fire place, ground floor bathroom, 3 double bedrooms, solid fuel central heating and country side views.

The property has excellent equestrian facilities that include a large stable block with 6 stables, tack room, insulated store or potential home office. There is a large dutch style hay barn, 6 paddocks, large arena and 2 winter sand paddocks and the land and gardens extend to just under 9 acres.

LOCATION

The property is situated in the hamlet of Willington which is a rural area close to Malpas and surrounding villages. The property is close to the A525 which gives excellent access to Whitchurch or Wrexham.

ACCOMMODATION COMPRISES

Canopied side entrance porch opens into the

BREAKFAST KITCHEN

15'2" x 10'0" (4.62 x 3.05)

Range of base and wall units, stainless steel drainer sink unit, space for electric cooker, tiled floor, windows overlooking the gardens. There is a cast iron multi fuel stove that runs the central heating and domestic hot water. Plumbing for washing machine, store cupboard, exposed beams and door to

HALL

Window to the rear, wood laminate floor and understairs store.

SITTING ROOM

17'2 x 10'8 (5.23m x 3.25m)

Feature fire place, window and door to the front garden. There is a radiator and exposed beams.

GROUND FLOOR BATHROOM

10'0" x 7'9" (3.05 x 2.36)

Suite comprising panelled bath, separate shower, low flush W.C and wash hand basin. There is a radiator and window to the rear garden.

1ST FLOOR LANDING

Stairs ascend from the hall to the 1st floor landing.

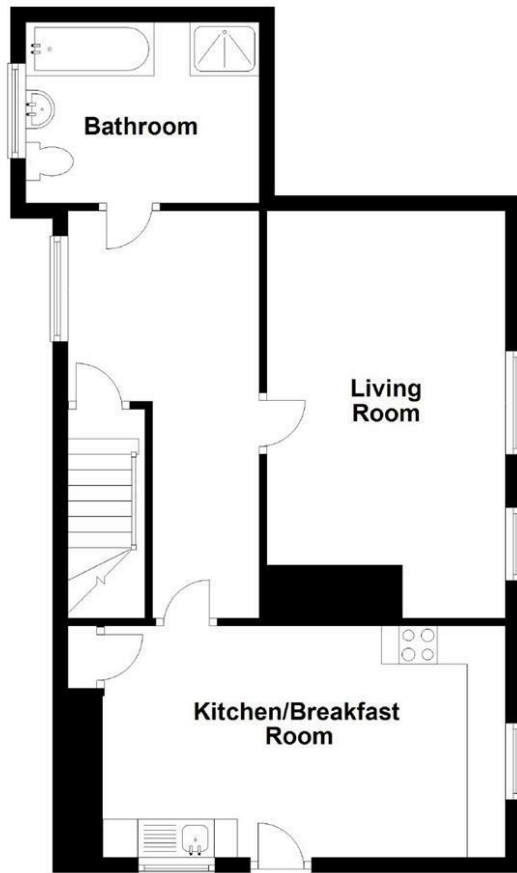
BEDROOM ONE

18'2 x 9'9 (5.54m x 2.97m)

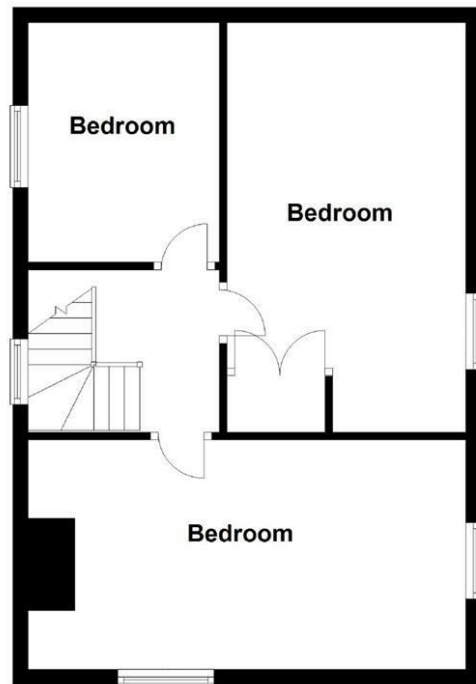
Windows to the front and side, radiator and countryside views.



Ground Floor



First Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



BEDROOM TWO

13'7" x 9'3" (4.14m x 2.82m)

Window to the front with countryside views, built in wardrobe and radiator.

BEDROOM THREE

10'4" x 8'8" (3.15 x 2.64)

Window to the rear and radiator.

OUTSIDE

The property is accessed off Plassey Lane to the drive. There is a large lawned area, former small brick built shippon barn and adjacent car port.

Adjacent to the drive is a kitchen garden with greenhouse and cottage style garden directly to the front of the property. To the side of the house is a brick built former small dairy building and there is a further brick built store close to the stable block. To the rear of the house is a further large lawned area and door to working out house with W.C.

STABLE BLOCK

The large timber and steel framed stable block built on a concrete pad. There are 6 x 14'8" x 14'8" internal stables, open bay area and large tack room 20' x 13'6".

In addition to the above is an insulated Store: 18'5" x 13'10" and this could be used as an office or feed room.

Adjacent to the stable block is a traditional Dutch style hay barn.



LAND

There is a separate vehicular access off Plassey Lane to the stables and equestrian arena which the neighbouring property has right of access over part.

There are 6 paddocks all bordered by mature hedge rows and fencing. In addition to the paddocks are 2 winter sand paddocks and a large 60m x 22m arena.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at www.rightmove.co.uk.

WH1469 240424

DIRECTIONS

From Whitchurch drive out on the Wrexham Road A525 for approx 6 miles and turn right into Plassey Lane sign posted for Mulsford. The cottage is approx 1 mile down on the right hand side.

What 3 Words: abandons.analogy.taped

SERVICES

Mains water and electricity are understood to be connected. The property has drainage to a modern septic tank / water treatment system which is located at the rear of the stable block. Heating is via sold fuel stove located in the kitchen.

TENURE

The property is being sold with a Flying Freehold, with vacant possession being granted upon legal completion.

COUNCIL TAX - WREXHAM

The property is in Council Tax Band E - £2,424.63 payable 2024-25. For confirmation of these Council Tax details, contact Wrexham County Borough, The Guildhall, Wrexham. Tel 01978 298992 or counciltax@wrexham.gov.uk



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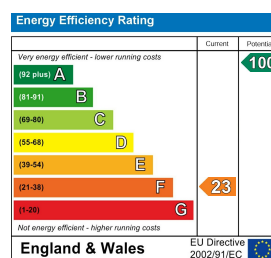
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663 230

Whitchurch Sales
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