

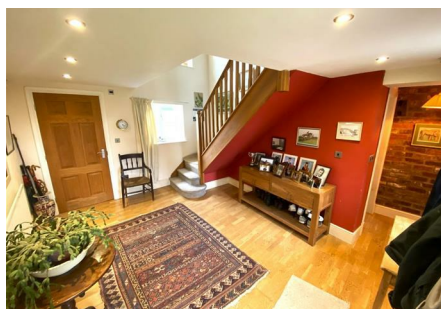


FOR SALE

Offers in the region of £675,000

Bryn Rossett House Hanmer, Nr Whitchurch, Clwyd, SY13 3BS

Bryn Rossett House is a spacious detached family home with land to approx. 4 acres. There is a reception hall, 4 reception rooms, kitchen, utility, cloaks, 4 bedrooms and 3 bathrooms. There are 2 garages and large gardens. There are stables to the rear of the property and a hay barn behind them. It does require some cosmetic modernisation!



Hanmer 1.7 miles, Whitchurch 4 miles, Wrexham 10 miles, Chester 23 miles. All distances are approximate.



- **Spacious Detached Family Home**
- **Reception Hall, 4 Reception Rooms**
- **Kitchen, Utility Room, Cloakroom**
- **4 Bedrooms, 3 Bathrooms**
- **Gardens and Garages, Oil Heating**
- **Land to Approx 4 Acres**
- **Stables & Hay Barn**
- **Rural Location with Great Road Access**

LOCATION

The property is located off the Wrexham Road at the end of a shared tree lined drive in a rural location overlooking the land that is being sold with the property. The village of Hanmer is just under 2 miles away.

The village of Malpas is 5 miles away where there are local services and there is an excellent junior school in Bronington 3 miles and other junior schools in Whitchurch, Malpas and Penley. Further afield are both private and comprehensive schools including Ellesmere College, Queen & Kings in Chester.

Tushingham Equestrian Arena is only a short distance away offering dressage and show jumping events for all levels.

Whitchurch offers excellent local shopping, recreational and leisure facilities. Whitchurch has an excellent range of cafes, restaurants and pubs. There is a championship golf course, football, cricket & rugby clubs in the town.

Whitchurch is within daily commuting distance of surrounding towns and business centres of Wrexham, Chester and Shrewsbury. Whitchurch also benefits from a main line rail link to Shrewsbury, Crewe and Manchester.

BRIEF DESCRIPTION

Bryn Rossett House is a spacious detached family home located on an elevated plot and is also being sold with land to approx. 4 acres. The property will require some cosmetic modernisation including new windows. The accommodation comprises reception hall with cloaks, study / family room, sitting room with Inglenook fire place, garden room, dining room and kitchen. Off the kitchen is a rear hall, utility room and gardeners W.C. To the 1st floor is a master bedroom with en suite, guest room with en suite, two further double bedrooms and bathroom.

There are gardens that wrap around the side and rear of the property that lead to the stables and land. There is an attached single garage that could easily be converted into extra accommodation. There is also a 2nd detached double garage and the property has ample parking even for a horse box / trailer.

ACCOMMODATION COMPRISES

Front entrance door opens into the

RECEPTION HALL

14'3 x 10'6 (4.34m x 3.20m)

Wooden flooring, radiator, window and door to the

CLOAKROOM

White suite comprising low flush W.C, wash hand basin and there is a window.

STUDY / FAMILY ROOM

19'5 x 9'8 (5.92m x 2.95m)

Windows to the front and rear, radiator and door to the rear garden.

SITTING ROOM

15' x 11'5 (4.57m x 3.48m)

Feature Inglenook fireplace with log burning stove, windows and double doors to the gardens, radiator and open doorway through to the

GARDEN ROOM

14'3 x 9'8 (4.34m x 2.95m)

Windows to the side and rear of the house and a radiator.

DINING ROOM

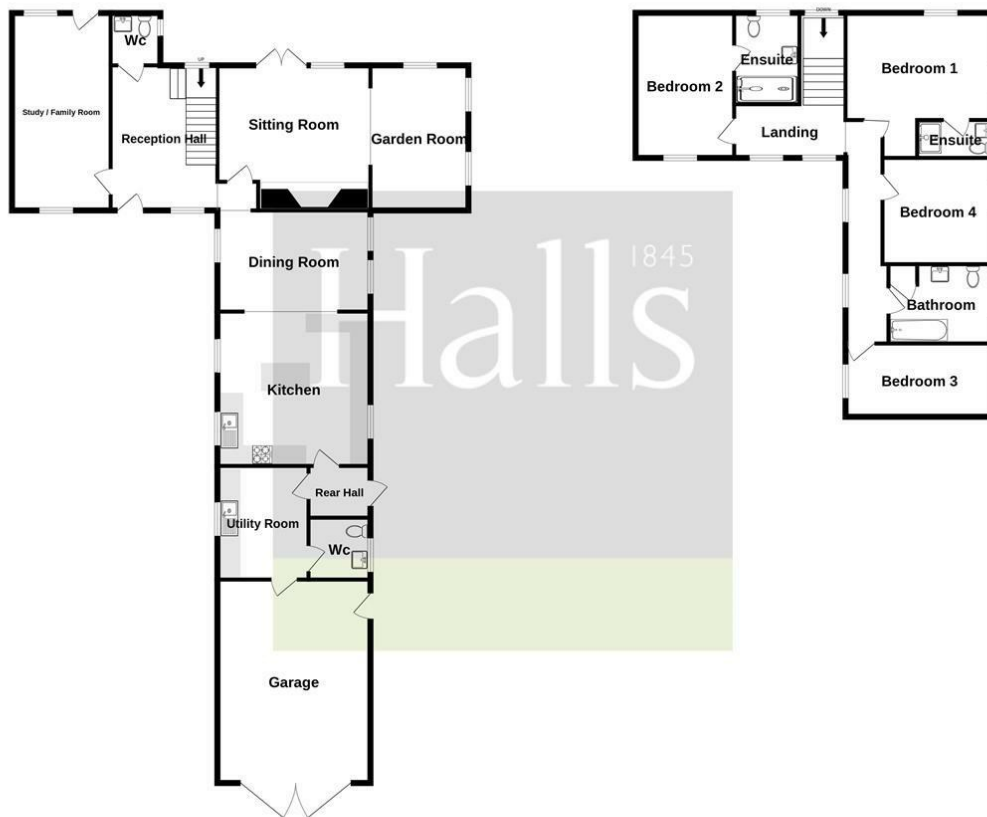
14'3 x 9'9 (4.34m x 2.97m)

Wooden flooring, radiator and windows to the front and side. Open doorway through to the



Ground Floor
1528 sq.ft. (142.0 sq.m.) approx.

1st Floor
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 2398 sq.ft. (222.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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



4 Bedroom/s



3 Bath/Shower
Room/s



KITCHEN

The large kitchen has a wide range of base and wall mounted units, extensive work top surfaces and a breakfast bar. There is also a central island. The kitchen has an integrated fridge, freezer, dishwasher and there is space for a range style cooker. There is a drainer sink unit, tiled floor, inset spot lights and windows to the front and side.

Door to the

REAR HALL

Flag stone floor, door to the garden and door to the

UTILITY ROOM

11'1 x 9'2 (3.38m x 2.79m)

Base units, work top surface, drainer sink unit, floor mounted oil fired boiler and plumbing for a washing machine. There is a flag stone floor, radiator and door to the garage and door to the

GARDENERS W.C

Suite comprising low flush W.C, wash hand basin, flag stone floor and window.

1ST FLOOR LANDING

Stairs ascend from the hall and ascend to the 1st floor landing where there are windows to the front and rear.

BEDROOM ONE (REAR)

14'7 x 10'6 (4.45m x 3.20m)

Exposed beam, recess suitable for a tall boy. There are inset spot lights and a radiator. Door to the

EN SUITE SHOWER ROOM

White suite comprising large shower enclosure, low flush W.C, wash hand basin, floor & wall tiling, towel radiator and window.

BEDROOM TWO (FRONT)

14'4 x 9'8 (4.37m x 2.95m)

Exposed beam, laminate flooring, radiator and window to the front.

EN SUITE

White suite comprising large shower enclosure, low flush W.C, wash hand basin, floor & wall tiling, towel radiator and window.

BEDROOM THREE (FRONT)

14'7 x 7'2 (4.45m x 2.18m)

Windows to the front, inset spot lights and a radiator.

BEDROOM FOUR (SIDE)

11' x 10'5 (3.35m x 3.18m)

Window to the side and views over the land, radiator and inset spot lights.

FAMILY BATHROOM

Suite comprising panelled bath with shower over, low flush W.C, wash hand basin. There is a heated towel radiator, window and door to the airing cupboard.

OUTSIDE

The property is approached off the tree lined drive to a block paved drive in front of the detached double garage. There is a further parking area adjacent to where the attached garage is located and this area is suitable for a horse box / trailer. There is an area of lawns to the front and you can access the main gardens down either side of the house. The gardens wrap around the rear and side of the house and comprise mainly lawns with a flag paved path and seating area. Behind the house is a greenhouse and oil storage tank.

ATTACHED GARAGE

20'5 x 15' (6.22m x 4.57m)

Double doors, power and lighting and the previous owners were looking to create extra accommodation and have plastered the walls and installed radiators. There is a door from the garage to the gardens and internal door to the utility room.

DETACHED DOUBLE GARAGE

20' x 19'9 (6.10m x 6.02m)

Two up and over doors, power & lighting and door to the side where there is further parking.

STABLES

12' x 15'9 (3.66m x 4.80m)

Timber framed stable block with two 12' (3.66m) x 12' (3.66m) stables and a Tack / Feed Room 15'9 (4.80m) x 12' (3.66m).

There is a turn out area immediately to the front of the stables and convenient access to the paddocks.

There is water close by from the house and the current owner uses a hose to top the horses' water up.

HAY STORE / FIELD SHELTER

Behind the stable block is a covered hay store or field shelter.

LAND

The land runs adjacent to the drive and can be easily split into multiple paddocks. There is a gentle gradient from the house down to the bottom of the land. Within the land is a self made tree lined pond which has been fenced off from the paddocks.



VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & Onthemarket.com
WH1510 081124

DIRECTIONS

From Whitchurch drive out on the Whitchurch Road for just over 4 miles and just passed the turning for Hanmer turn left into the tree lined drive.

What 3 Words: fermented.amicably.fruity

COUNCIL TAX - WREXHAM

The property is in Council Tax Band F. For confirmation of these Council Tax details, contact Wrexham County Borough, The Guildhall, Wrexham. Tel 01978 298992 or counciltax@wrexham.gov.uk

SERVICES

We believe that mains water and electricity are available to the property. Drainage is to a septic tank and there is an oil fired boiler to radiators.

TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FOR SALE

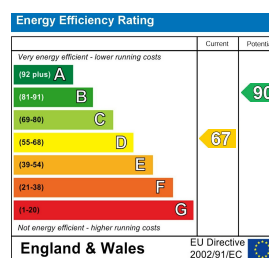
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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