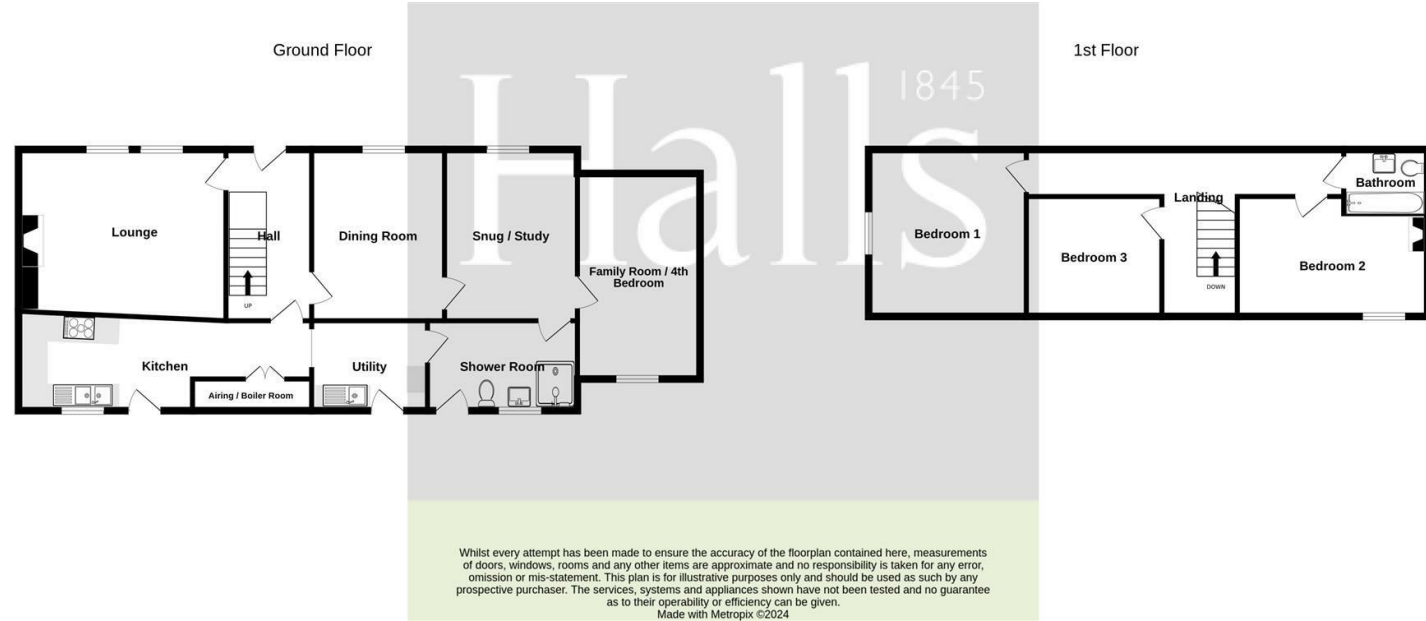


FOR SALE

Bowling Bank Farm Cottage Mulsford Lane, Worthenbury, Wrexham, LL13 0AW



FOR SALE

Offers In The Region Of £375,000

Bowling Bank Farm Cottage Mulsford Lane, Worthenbury, Wrexham, LL13 0AW

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, 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.



Bowling Bank Farm Cottage is a spacious and charming family home that dates back to the Mid 18th Century. It is Grade II Listed and retains many of its original features. It briefly comprises reception hall, dining room, living room, snug / study, family room / 4th Bedroom and adjacent shower room. There is a kitchen, utility room and it has oil fired heating. To the 1st floor are three double bedrooms and family bathroom. There is a beautifully landscaped garden with large patio area. It has sheds, workshop and parking for at least 4 cars.



01948 663 230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Malpas (5 miles), Wrexham (8 miles), Ellesmere (10 miles), Whitchurch (11 miles) and Chester (15.5 miles). (All distances approximate)

4 Reception Room/s
4 Bedroom/s
2 Bath/Shower Room/s



- Mid 18th Century Barn Conversion
- Spacious & Charming Accommodation
- Hall, Living Room, Dining Room, Snug
- Kitchen, Utility, Family Room / 4th Bed
- 3 Bedrooms, 2 Bathrooms, Oil C.H
- Landscaped Gardens, Parking for 4 Cars
- Workshop, Village Location
- Many Original Period Features

Location
The cottage is situated in the popular village of Worthenbury which is situated on the borders of Cheshire, Shropshire and Wales. The village is surrounded by most attractive open countryside and, with its well known and historic church, the village has grown in recent times taking great care not to lose its rural attraction. The nearby villages of Bangor-on-Dee (2 miles) and Malpas (5 miles) are both within a short journey, both of which have useful local amenities. However, the larger centres of Wrexham, Chester and Whitchurch are also within easy motoring distance and all have a much more comprehensive range of amenities of all kinds.

Brief Description
Bowling Bank Farm Cottage comprises entrance hall, living room, dining room, snug, family room / 4th bedroom, kitchen, utility room and ground floor shower room. To the 1st floor are 3 double bedrooms and bathroom.

The cottage retains many of its original features including old oak latch doors, a wealth of exposed beams and wall timbers.

Outside the property is accessed from the lane to a drive shared with the neighbouring house. The drive continues to the parking area suitable for at least 4 cars. There is a good sized private and landscaped garden with lawns, flower borders, large patio area and work shop with power supply.

Accommodation Comprises
Latch door from the patio area opens into the

Kitchen
21' x 7'7 (6.40m x 2.31m)
Attractive range of base and wall mounted units including a wall mounted plate rack and cabinet. There are extensive worktop surfaces and a double Belfast sink. There is space for an electric range style cooker and there is an integrated fridge.

The kitchen has a window to the gardens, exposed roof timbers, quarry tiled floor and an exposed curved brick wall and there are doors to the boiler / airing cupboard.

Open door through to the

Utility
9'6 x 7'2 (2.90m x 2.18m)
Base and wall mounted units, window and door to the gardens, work top surfaces, drainer sink unit and space & plumbing for the washing machine. There is a door into the shower room.

Reception Hall
Door from the kitchen into the hall which has laminate flooring, exposed beams and a radiator. External door to the rear of the property. Feature latch door to the

Living Room
16'2 x 13'4 (4.93m x 4.06m)
Exposed beams, windows to the front and fire place with electric flame effect log burner.

Dining Room
13'2 x 10'4 (4.01m x 3.15m)
Exposed beams, radiator and window.

Snug / Study
12'8 x 10'4 (3.86m x 3.15m)
Exposed beams, radiator and window. Door to the shower room and to the

Family Room / 4th Bedroom
16'1 x 9'7 (4.90m x 2.92m)
Exposed beam, window to the gardens and a radiator.

Shower Room
11'7 x 7'1 (3.53m x 2.16m)
Suite comprises walk in shower enclosure. low flush W.C, wash hand basin, window to the garden and door to the garden and utility. There is an exposed beam, radiator and quarry tiled flooring.

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

Bedroom One
13'2 x 12'2 (4.01m x 3.71m)
Feature exposed wall and ceiling timbers, window and radiator.

Bedroom Two
16'3 max x 9'9 max (4.95m max x 2.97m max)
Feature cast iron fireplace, exposed timbers, window and radiator.

Bedroom Three
10'6 x 9'7 (3.20m x 2.92m)
Feature ceiling with exposed timbers, radiator and window.

Bathroom
White suite comprising panelled bath, low flush W.C and vanity unit with wash hand basin. There is a radiator and half wall tiling.

Outside
The property is accessed off Mulsford Lane to a gravelled drive shared with the neighbouring property. The drive continues to a parking area for 3 or 4 cars. Off the drive is a chicken coop, garden sheds and area suitable for a small kitchen garden.

There is a feature path from the drive to the main garden which is laid to lawn and is surrounded by landscaped cottage style gardens with a wide variety of plants, shrubs and perennials. Off the path is the Dog House which has been used as a kennel in the past. Adjacent to this is a brick built work shop with power and lighting.

There is a large feature brick paved private patio area that overlooks the gardens. There is access down the side and rear of the house to the main entrance door.

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
WH1465 270324 (Draft Details)

Directions
From Bangor on Dee drive into the village of Worthenbury and follow the road round to the right from the sharp bend. Continue along passing the bungatows on the left and turn right into Mulsford Lane. Follow this for about 100m and just past the barns on the left you will see a sign for Bowling Bank Farm Cottage. Turn into the drive and the parking area is at the end.

What 3 Words: flamingo.steams.wiggly

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

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

Services - All
We believe that mains water and electricity are available to the property. Drainage is to a shared bio disc with the neighbouring properties. The heating is via an oil fired boiler to radiators.