

# BOWEN

PROPERTY SINCE 1862



Asking Price £580,000

3 Bedrooms 2 Bathrooms

Spring Cottage, Oldcastle Lane,  
Cuddington, Malpas SY14 7AH

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### General Remarks

Standing within extensive private gardens that have been skilfully landscaped by the current owners, this charming three bedroom detached cottage is located within a highly sought after area just a short distance from Malpas. As well as being pretty as a picture externally, the living accommodation seamlessly combines a wealth of character features with numerous sympathetic high quality modern fixtures such as marble work-tops in the kitchen and utility room with both of those rooms and the family bathroom benefiting from under-floor heating. Internally the property briefly comprises an entrance porch; hallway with beam ceiling; dual aspect living room; home office; kitchen/diner; utility room; downstairs shower room; landing; main bedroom; two further bedrooms (all of which enjoy pleasant rural views) and a family bathroom complete with white four piece suite. EPC Rating - 42|E.



**Location:** The property occupies a semi-rural location only a short distance from the thriving village of Malpas in the highly sought after area of Cuddington. Malpas has a good range of day-to-day amenities as well as the well regarded Bishops Heber High School and excellent road links to Chester and Wrexham. There are a wide range of walks virtually on the door-step and Bickerton and Peckforton Hills are only a short distance away. Various sports and leisure facilities can also be found in the area.

## Accommodation

### On The Ground Floor:

**Entrance Hallway:** Wooden glazed door to the front elevation. Wooden double glazed windows to the front and side elevations. Radiator. Tiled floor. Beam ceiling.

**Hallway:** 12' 11" x 7' 9" (3.94m x 2.36m) Radiator. Beam ceiling.

**Living Room:** 19' 5" x 12' 6" (5.92m x 3.80m) Wooden double glazed bow window to the front elevation. Two wooden double glazed windows to the side elevation. Radiator. Beam ceiling. Wood-burner.

**Home Office:** 12' 1" x 5' 5" (3.69m x 1.66m) PVCu double glazed window to the rear elevation. Radiator. Wood-effect flooring.

**Kitchen/Diner:** 12' 10" x 10' 9" (3.90m x 3.27m) Wooden double glazed bow window to the front elevation. Base units with marble work-tops. Belfast sink with mixer tap. Integral induction hob. Integral electric oven. Cooker hood. Space for an American-style fridge freezer. Wall tiling. Travertine flooring. Under-floor heating. "Rayburn" cooker. Beam ceiling.

**Utility Room:** 9' 7" x 5' 5" (2.93m x 1.64m) Wooden glazed door to the rear elevation. PVCu double glazed window to the rear elevation. Base units with marble work-tops. Belfast sink with mixer tap. Plumbing for washing machine and dishwasher. Travertine flooring. Under-floor heating. Wall tiling. Down-lighters. Storage cupboard.

**Downstairs Shower Room:** 6' 4" x 5' 4" (1.94m x 1.62m) PVCu double glazed window to the rear elevation. Three piece white suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet. Travertine flooring. Heated towel rail. Down-lighters.

### On The First Floor:

**Landing:** Two PVCu double glazed windows to the rear elevation. Attic hatch.

**Bedroom 1:** 13' 2" x 10' 8" (4.02m x 3.25m) PVCu double glazed window to the rear elevation. Radiator. Attic hatch. Beam ceiling.

**Bedroom 2:** 12' 6" x 8' 11" (3.81m x 2.73m) PVCu double glazed window to the front elevation. Radiator.

**Bedroom 3:** 10' 4" x 9' 4" (3.14m x 2.85m) PVCu double glazed window to the rear elevation. Radiator.

**Bathroom:** 7' 10" x 6' 4" (2.39m x 1.92m) PVCu double glazed window to the front elevation. Four piece white suite comprising a free-standing bath, shower cubicle, low level w.c. and wash hand basin set into cabinet. Travertine flooring. Heated towel rail. Under-floor heating. Storage cupboard.









**Outside:** Externally the gardens have been skilfully landscaped by the current owners to create several different areas of interest. To the rear of the property there is a decked Entertaining Space which enjoys an excellent degree of privacy which wraps around to another covered area of decking that the current owners are using as somewhere for their hot tub. The main gardens can be found to the front of the property with the first section predominantly laid to lawn bordered by mature shrubs. Next there is a gravel driveway providing ample Off-Road Parking leading up to the Detached Single Garage and attached Store.

After this there is a further lawned section and then at the bottom of the garden there is a wild garden with a variety of plants and shrubs.

**Services:** Mains electricity and water are connected subject to statutory regulations whilst the drainage is to a septic tank found within the curtilage of the grounds. The central heating is a conventional radiator system effected by an oil-fired boiler.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "E".

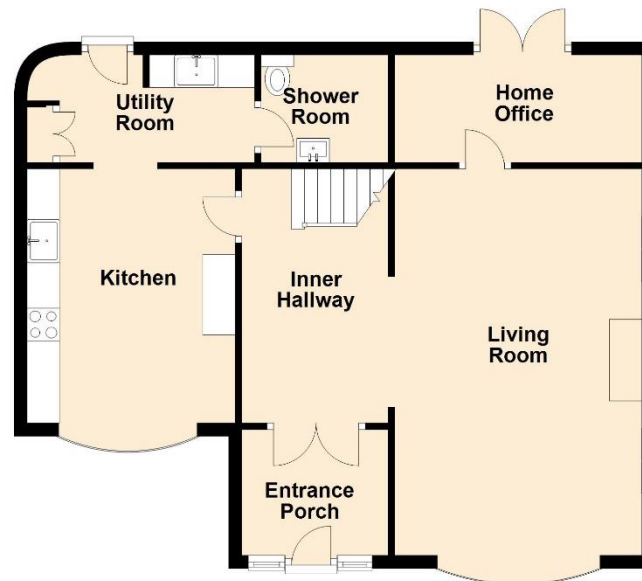
**Directions:** Proceed out of Wrexham on the A525 and continue through the villages of Marchwiel and Cross Lanes. As you approach the village of Bangor on Dee, take a left-hand turning and proceed over the bridge and continue along Station Road. Once you have left Bangor on Dee continue through the village of Worthenbury and continue on the same road. As you enter into Cuddington Heath take the right-hand turning and the property will be immediately observed on the left-hand side of the lane. Continue past the property and turn left into the gravel driveway.

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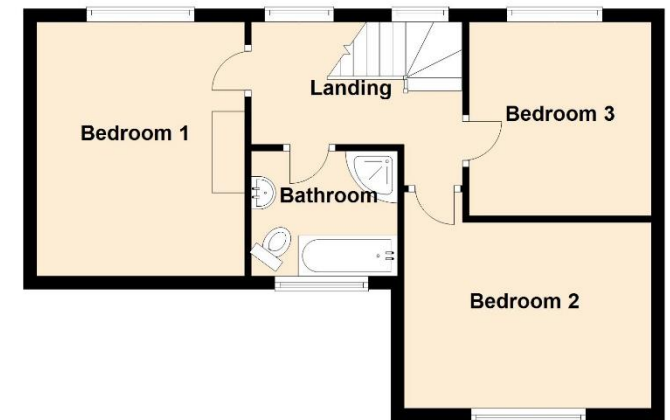
## Ground Floor

Approx. 66.6 sq. metres (716.4 sq. feet)



## First Floor

Approx. 44.6 sq. metres (479.7 sq. feet)



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