



Asking Price £785,000

🏠 6 Bedrooms    🚿 3 Bathrooms    📍 Land-2.31 Acres

Cock Bank Wood, Kiln Lane, Cross Lanes,  
Wrexham LL13 0SY

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### General Remarks

Centrally and privately set within beautiful, wooded gardens, Cock Bank Wood's grounds extend to approximately 2.31 or so acres. The property has a range of useful outbuildings including a triple car-port and tractor shed, wood shed and triple garage block and enjoys a highly accessible rural aspect only 4.5 miles away from the City of Wrexham and all amenities. The house comprises an individual detached family residence, whilst Cock Bank Cottage adjoining has been successfully run as holiday accommodation, although is highly suitable as an annexe for independent relative living if required. The property as a whole is a rare addition to the market and viewing is recommended.

### Accommodation

#### On The Ground Floor:

##### Enclosed Front Porch:

**Reception Hall:** 13' 5" x 4' 11" (4.10m x 1.51m) Approached through a solid oak door. Radiator with fitted cover. Deep coved finish to ceiling. Understairs storage cupboard/cloaks cupboard off. Oak laminate flooring. Twin part glazed doors to Lounge.

**Cloakroom:** 5' 6" x 4' 0" (1.68m x 1.22m) Fitted with a two piece suite comprising vanity wash hand basin and close flush w.c. Tiling to floor. Double glazed window. Extractor fan.

**Study:** 9' 2" x 6' 6" (2.79m x 1.98m) Oak laminate flooring. Lead-lighted double glazed window. Fitted shelving. Radiator.



**Lounge:** 17' 11" x 12' 0" (5.45m x 3.65m) Oak laminate flooring. Deep coved finish to ceiling. Double glazed windows to front and side elevations. Recessed fireplace with fitted cast-iron multi-fuel burning stove. Television aerial point. Part glazed doors to Reception Hall.

**Dining Room:** 11' 11" x 9' 6" (3.63m x 2.89m) Laminate oak flooring. Double glazed window. Deep coved finish to ceiling. Radiator. Open plan aspect to:

**Sun Lounge:** 14' 9" x 5' 8" (4.50m x 1.73m) Oak laminate flooring. Three-quarter height glazing having wonderful views over gardens towards open countryside.

**Drawing Room:** 20' 8" x 15' 10" (6.30m x 4.83m) Twin oak framed double glazed bay windows. Recessed open fireplace with marbled backing and hearth. Two radiators. Five wall-light points. Picture light. Double glazed side window.

**Breakfast Kitchen:** 15' 1" x 11' 5" (4.61m x 3.47m) Extensively fitted with a range of cream toned panel-fronted units comprising one-and-a-half-bowl stainless steel single drainer sink unit set into a range of base storage cupboards with matching suspended wall cabinets. Integrated dishwasher. Recess for double "American" style refrigerator. Fitted sliding pantry unit. Fitted "Rangemaster" dual fuel cooker having five-ring gas hob together with side warming plate and electric double oven and grill below. Tiling to work areas. Tiling to flooring. Radiator. Double glazed windows.

**Lobby Recess:** 8' 10" x 5' 4" (2.68m x 1.63m) With dresser-style unit to matching kitchen cabinets.

**Utility Room/Rear Porch:** 5' 8" x 5' 7" (1.73m x 1.70m) Fitted with stainless steel single drainer sink unit inset into double base storage cupboard with drawer pack. Double suspended wall cabinet. Full-length sliding door store cupboard having stack spaces with plumbing for automatic washing machine and tumble dryer. Wall mounted "Worcester" gas-fired combination-type central heating boiler. External vent for tumble dryer. Fitted shelving. Fitted coat hooks.

#### On The First Floor:

**Landing:** 14' 2" x 5' 4" (4.31m x 1.63m) Loft access-point. Smoke alarm. Radiator. Picture window with stained glass and lead-lighting overlooking the rear garden.

**Bedroom 1:** 13' 2" x 10' 2" (4.02m x 3.10m) Fitted range of five-doored wardrobes together with double wardrobe and drawer pack and dresser unit with bridging blanket cupboards above recess for double bed. Twin bedside cabinets. Lead-lighted double glazed window. Radiator.

**Bedroom 2:** 12' 0" x 10' 9" (3.65m x 3.27m) Radiator. Window seat with double glazed window behind having extensive views over front garden. Fitted double wardrobe and dresser unit with bedside cabinets. Fitted drawers to window seat. Radiator.

**En-Suite Shower Room:** 9' 8" x 3' 3" (2.94m x 0.99m) Fitted double airing cupboard. Three piece white suite comprising close flush w.c., pedestal wash hand basin and wide shower tray having electric shower fitted above. Range of chrome finished fittings including heated towel rail. Extractor fan. Ceiling spot-lights. Double glazed window.

**Bedroom 3:** 10' 11" x 9' 2" (3.34m x 2.79m) Two fitted wardrobes with blanket cupboards above recess for double bed. Radiator. Fitted drawers. Double glazed window.

**Bedroom 4:** 11' 5" x 9' 7" (3.48m x 2.92m) Radiator. Double glazed window. Fitted double and single wardrobes having recess for extra-wide single bed with bridging blanket cupboards above. Matching dresser unit.

**Bathroom:** 8' 11" x 8' 1" (2.71m x 2.47m) Fitted with a four piece white suite having range of chrome finished fittings comprising close flush w.c., pedestal wash hand basin, panelled bath and corner shower tray with mains powered shower above. Full travertine-effect tiling including border tiles. Two double glazed windows. Ceiling spot-lights. Extractor fan.

#### Cock Bank Cottage:

**Entrance Hall:** 15' 9" x 3' 4" (4.79m x 1.01m) Approached through a double glazed door. Laminate oak flooring. Recess for coat hooks. Door-chimes. Coved finish to ceiling. Radiator.

**Living Room/Dining Room:** 15' 11" x 10' 1" (4.85m x 3.07m) Twin bay windows with double glazing. Radiator. Television aerial point. Laminate oak flooring. Coved finish to ceiling. Wall-light point. Smoke alarm.









**Kitchen:** 11' 3" x 8' 10" (3.42m x 2.69m) to window. Fitted with a range of oak-trimmed laminate fronted units comprising composite double-bowl sink unit set into range of base storage cupboards with matching suspended wall cabinets including two lead-lighted display cabinets. Space for cooker. Space with plumbing for automatic washing machine. Space for refrigerator. Double glazed window. Tiling to work areas.

**Bedroom 1:** 12' 8" x 8' 10" (3.87m x 2.69m) Coved finish to ceiling. Three wall-lights points. Radiator. Double glazed window.

**Bedroom 2:** 9' 4" x 8' 6" (2.85m x 2.58m) Coved finish to ceiling. Double glazed window. Radiator.

**Bathroom:** 8' 6" x 6' 5" (2.58m x 1.96m) Fitted with a three piece suite comprising close flush w.c., vanity wash hand basin and twin-grip panelled bath with electric shower over and screen door. Full tiling to walls. Fitted wall mirror. Radiator. Double glazed window.

**Outside:** The property occupies truly beautiful grounds with the house centrally placed in a woodland plot having rural aspect surrounds. The property is approached from the highway by a long driveway with ample Parking and Turning. At the side of the house there is a Three Bay Car Port 8.49m x 5.70m constructed of timber framing having adjoining Workshop/Tractor Shed 7.83m x 2.93m all fitted with light and power.

Opposite there is Triple Garaging 6.44m x 2.98m; 6.57m x 3.23 and 6.32m x 4.31m. Each of the garages has secure doors and is fitted with light and power. To the rear of one garage there is a WC 1.91m x 0.80m. Off the parking area there is a detached Log Store 3.81m x 3.67m fitted with light and power. The grounds themselves are a wonder of specimen and mature trees with walkways and pathways and vehicular tracks through. To the front of the house there are formal lawns together with a Summerhouse set on a raised Deck. To the rear of the property there is a paved Patio and Drying Area leading to a large timber Seating Pergola Area with rockery planting to the side. An archways leads into the wider grounds. The plot has been calculated, using the ProMap Software, to extend to approximately 2.31 acres. Orchard Area. Retained vegetable beds. Greenhouse.

**Services:** Mains water, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by an LPG boiler. The main property and cottage have separate heating and electrical systems.

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

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

**EPCs:** Cock Bank Wood - EPC Rating - 62|D. Cock Bank Wood Annexe - 56|D.

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

**Directions:** Leave Wrexham on the A525 Whitchurch Road passing through Kingsmills and leaving the city passing through the village of Marchwiell. In the middle of Marchwiell by the Church, take the right-hand turning signposted Overton on Dee. Continue and take the next turning left onto Kiln Lane. The property will then be approached on the left-hand side.

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