



**CHESHIRE
LAMONT**

The Stables, Bowling Bank

4 The Stables, Bowling Bank, Wrexham, LL13 9QF

Benefiting from a corner plot with secluded south facing rear garden, this deceptively spacious 2150 Sq Ft four bedroom barn conversion offers a tranquil rural setting within 10 minutes' drive of the villages of Farndon and Holt as well as Wrexham town centre.

- Large Reception Hall, Living Room, versatile Sitting/Dining room, Kitchen Diner, Utility Room and Cloakroom.
- 4 Large Double Bedrooms (one converted to a Study), Master Bedroom with Ensuite Shower Room and Dressing Room, Family Bathroom.
- Parking for three cars in addition to visitors parking, south and west facing gardens situated with a corner plot.
- Attractive rural views.

Accommodation

A glazed panel front door opens to a large welcoming **Reception Hall 5.2m x 4.5m**. This is finished with oak flooring, has a staircase rising to the first floor and has an open plan kitchen diner beyond.

The oak flooring continues into a well proportioned **Living Room 5.8 m x 5.7 m**. Features include a 6' x 6' window overlooking the front, an exposed King post roof truss to the 4.4 m vaulted ceiling. There is also a feature exposed brick wall and large brick fireplace incorporating a log burning stove.

The versatile **Sitting Room 5.4m x 4.7m** could also be utilised as a formal **Dining Room or Playroom** and has a 6' x 6' window with door opening onto the gardens. This is also finished with oak flooring and has an exposed beam ceiling. From the Sitting Room there is a communicating door with the **Large Kitchen Diner 5.3m x 4.6m**. This is extensively fitted with wall and floor cupboards and matching central island complimented with granite work surfaces. Appliances include a range cooker with five burner gas hob (LPG), griddle and double oven. There is an integrated under counter fridge, freezer, dishwasher and microwave. There is ample space for a freestanding American style fridge freezer and an 8/10 person dining table. A tiled floor continues into the **Utility Room**. This is fitted with additional kitchen cupboards, two of which provide space for a washing machine and tumble dryer beneath the granite worksurface which includes a sink unit and drainer. Beyond the utility room there is a **Cloakroom** fitted with a low level WC and wash handbasin.



First Floor

The first floor landing gives access to four double bedrooms and two bath/shower rooms (one ensuite). **Bedroom One 4.3m x 3.6m** offers attractive views over fields with the Welsh Hills in the distance. Off the bedroom there is a **Walk In Wardrobe/Dressing Room 2.7m x 1.6m** as well as an **Ensuite Shower Room**. **Bedroom Two** and **Bedroom Three** are both **3.5m x 2.9m** and have 3.5 m ceiling height. **Bedroom Four 4m x 2.5m** has been converted to a **Home Office** and has been extensively fitted with office furniture. However, due to the size of the room this could still be utilised as a large single bedroom if desired with the fitted furniture remaining in place. The **Family Bathroom** is fitted with a panel bath with shower attachment, pedestal wash handbasin, low level WC.

Externally

To the front of the property, there is parking for up to 3 cars with a pathway from the parking to the front door. The formal gardens are principally to the side and rear of the property. The rear garden is South facing and predominantly laid to lawn which includes an attractive maple tree. The lawns are edged with Indian stone pathways with a pergola running along one side and stocked borders beyond. To the west facing side garden, there are two paved sitting/entertaining areas both of which can be accessed from the living room and sitting room, one of which has a gazebo.

Services/Tenure

Mains water, electricity, shared treatment plant (2020), sewerage system, gas fired LPG central heating. Freehold.

Viewing

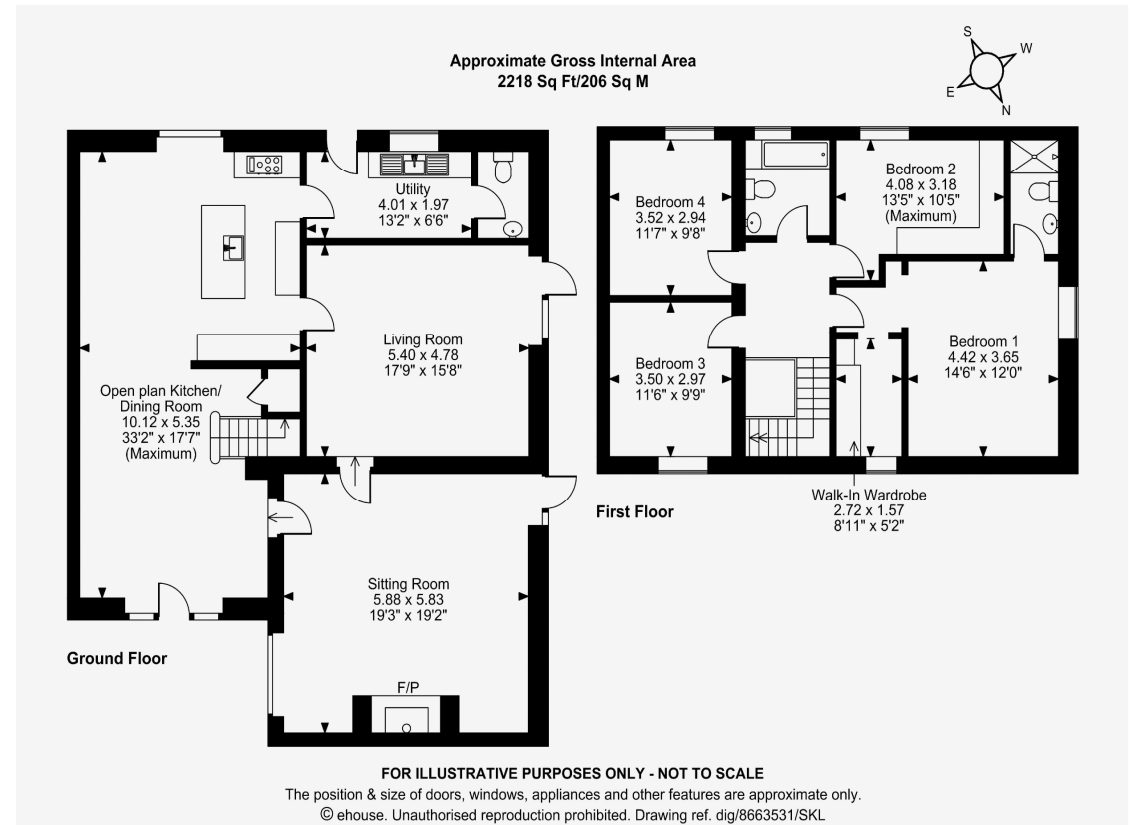
Via Cheshire Lamont Tarporley office on 01829 730700.

Directions

What3words: [awakening.closets.unhappily](#)

If travelling west down the Farndon/Holt bypass A534 towards Wrexham, turn left at the end of the bypass onto the B5130 (Francis Lane) signposted Bangor on Dee and Isycoed. Follow this road for approximately 3 miles passing the primary school in Isycoed and taking the next turning left. Proceed to the end of this lane, at the T junction turn left and the property will be observed after a short distance on the right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		79
D (55-68)	55	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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