

# Town & Country

Estate & Letting Agents

Bradley

£475,000



Set in a tranquil, idyllic location on the banks of the River Alyn, 'Bradley Mill House' dates back to the 18th century and sits in just under an acre of land. Benefiting from LPG heating along with UPVC double glazed windows and doors the property itself comprises an entrance hall/snug, a generous sized living room, a dining room, utility room and kitchen/breakfast room. An inner hallway with a cloakroom WC off has a staircase rising to the first floor landing which has four good size bedrooms and a bathroom off. Externally the property can be accessed by vehicle from either front or rear the front driveway runs along side the property and a predominantly lawned garden whilst the rear is accessed through double timber gates which open to ample gravel parking and turning along with a double garage and access to the stables and attached office/tack room beyond which is the book of the properties land which runs alongside the River Alyn.

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## DESCRIPTION



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## LOCATION



Bradley, a charming village, offers a peaceful and picturesque setting surrounded by Alyn Waters Country Park with Wrexham city a short drive away. The village is ideal for those seeking a tranquil lifestyle, providing a friendly neighbourhood with access to amenities while maintaining a serene retreat from city life.

## ENTRANCE HALL/SNUG

14'1 x 12'5



The property is entered through a UPVC double glazed front door which opens to an entrance hall/snug with a radiator, a window to the front elevation, exposed beam ceiling and internal doors opening to the dining room, the inner hallway and the living room.

## DINING ROOM

14'6 x 11'3



With an exposed beam ceiling, a radiator, a serving hatch from the kitchen, a window facing the front elevation and featuring a cast iron multifuel burner set on a stone hearth and beneath a stone mantle.

## FIREPLACE



## KITCHEN / BREAKFAST ROOM

21'8 x 9'6



## UTILITY ROOM

11'5 x 5'9



Fitted with white wall and base unit with ornamental handles complimented by granite work surfaces housing a ceramic Belfast sink with mixer tap and tiled splashbacks, there is space and plumbing for a washing machine, a ceramic tiled floor, a window facing the rear elevation and a doorway opening to the kitchen/breakfast room

Also fitted with an array of white wall, base and drawer units with ornamental handles and granite works surfaces with tiled splashbacks along with a corner pantry cupboard housing Vaillant boiler. The flooring is ceramic tiled, with windows facing the side and front elevation, a radiator, recessed downlights set within the ceiling and French doors opening to side garden with paved patio area.

## ADDITIONAL KITCHEN PHOTO



## LIVING ROOM

17'1 x 19'3



A general sized living room, triple aspect with windows facing the front, rear and side elevations, two radiators, an exposed beam ceiling and featuring an exposed brick fireplace with quarry tile hearth housing cast multifuel burner.

## FIREPLACE



## INNER HALL



Having a ceramic tiled floor which runs through to the cloakroom WC, a radiator, a window facing the rear elevation with exposed beams in the ceiling and an oak staircase off rising to the first floor accommodation with a storage cupboard below.

## CLOAKROOM WC

6'4 x 5



Installed with a white low-level WC and wash hand basin along with a heated towel rail, ceramic tiled floor and partially tiled walls, an extractor fan, exposed beams in the ceiling and an opaque window facing the rear elevation.

## FIRST FLOOR LANDING

Having a radiator and exposed beam ceiling, access to the loft and doors off opening to all four bedrooms and to the bathroom. Off the landing is a built-in cupboard with shelving.

## BEDROOM ONE

15'3 x 11'2



With a lovely exposed beam ceiling, a double aspect with windows facing front and side elevations, a radiator and a built-in wardrobe and with access to the loft space.

## BEDROOM TWO

14'5 x 10'3



With a window facing the front elevation, access to the loft, a radiator and a built-in cupboard housing the pressurised hot water cylinder.

## BEDROOM THREE

12'8 x 10'8



Also with an exposed beam, and having a window facing the front elevation, a radiator and a built-in wardrobe.

## BEDROOM FOUR

12'6 x 8



Another bedroom with an exposed beam, a radiator and a window facing the rear elevation.

## BATHROOM

10'6 x 5'5



Installed with a white three piece suite comprising a panel bath with a thermostatic shower and protective glass screen, a low level WC, pedestal wash basin, chrome heated towel rail, partially tiled wall with an extractor fan and recessed downlights with an exposed beam in the ceiling.

## EXTERNALLY



The property can be entered by vehicle from either the front or the rear. From the front, a gate opens to driveway parking which runs alongside the front of the property and alongside a predominantly lawn garden with a brick outbuilding to the rear, which is the LPG tank. The rear of the property is accessed through double timber gates opening to ample gravel parking and turning along with a detached double prefabricated garage and access to the enclosed garden positioned off the kitchen with its paved patio area as well as access to the stables and attached tack room/office and the land beyond.



The land beyond the garden is predominantly laid to lawn with a circular wooden picnic table and surrounded by a host of mature trees and along the boundary runs the the River Alyn. Within the land is an orchard with both apple and cherry trees.



## STABLES AND TACKROOM/OFFICE



The stable has two access points, power and lights with a tack room measuring 11' x 9' 1 again, with power and light. Entered through a UPVC double glazed door with a window to the side elevation, this room has recently been freshly plastered and has timber laminate flooring. To the rear of the stables is an enclosed area currently utilised for keeping chickens.

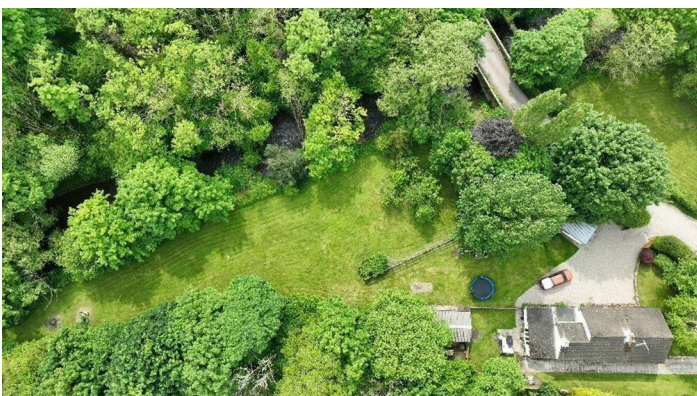


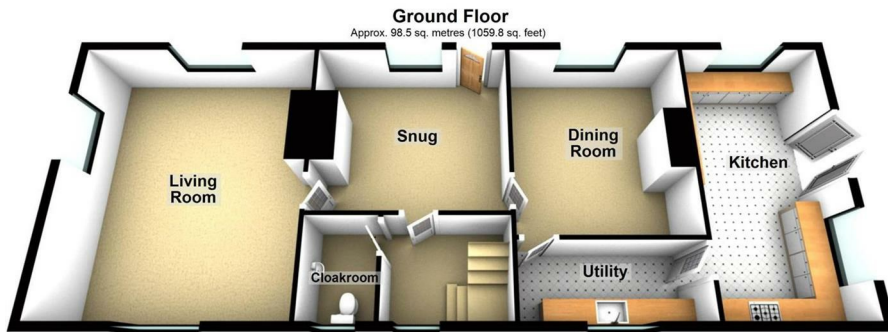
RIVER ALYN



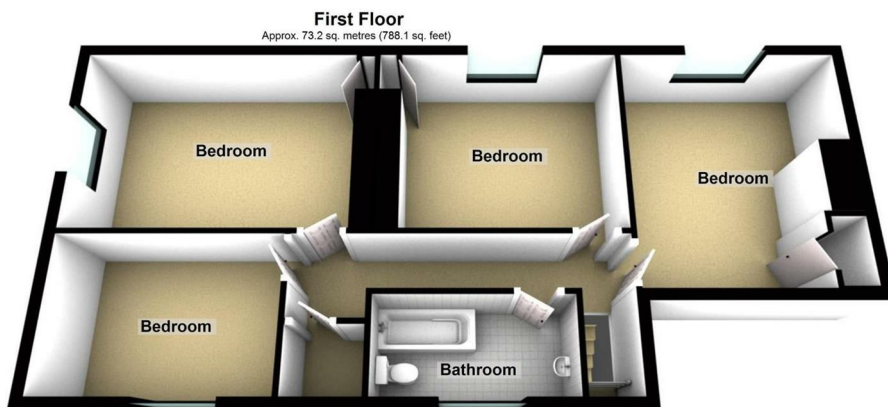
The River Alyn runs along the boundary of the land.

AERIAL PHOTOGRAPHY





Total area: approx. 222.3 sq. metres (2392.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E		27	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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