

BROAD OAK FARMHOUSE

BURTON, NR ROSSETT



J. Bradburne
Price & CO
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JACKSON-STOPS



**BROAD OAK FARMHOUSE, COBBLERS LANE, BURTON
NR ROSSETT, WREXHAM, LL12 0AU**

APPROXIMATE GROSS INTERNAL AREA 2967 SQ FT - 275.60 SQ M

A SUBSTANTIAL PERIOD FARMHOUSE
WITH SCOPE FOR MODERNISATION AND
OCCUPYING A RURAL YET CONVENIENT
LOCATION.



DISTANCES

CHESTER 7 MILES
WREXHAM 8 MILES
LIVERPOOL 30 MILES
MANCHESTER 47 MILES
(DISTANCES APPROXIMATE)

FEATURES

- Staircase Hall
- Drawing room
- Dining Room
- Sitting Room
- Kitchen
- Rear Hall
- Cloakroom/W.C.
- Back Porch/Utility Room
- 4 Double Bedrooms
- Bathroom

OUTSIDE

- Two Storey Brick Workshop & Former Home Office
- Timber Framed Outbuildings
- Generous Lawned Gardens
- In all about 0.80 acres (0.197 ha)

DESCRIPTION

Broad Oak Farmhouse occupies a rural position on a country lane and is approached via a gated entrance with tall metal gates opening onto a circular drive. The drive leads to the front of the farmhouse which has an attractive symmetrical front façade. It is a substantial and well-built property constructed of brick with UPVC double glazed windows beneath a slate roof with detailing under the eaves.

Originally the farmhouse served as working farm but it is now owned independently of the farm buildings which stand in the courtyard to the rear with the benefit of planning permission for residential development.

The farmhouse is unoccupied and now lends itself to a scheme of modernisation and improvement but offers purchasers the opportunity to create a comfortable family home in a private garden overlooking open countryside. All the rooms are well-proportioned with high ceilings and the majority of them benefit from a double aspect making for extremely light and airy accommodation. As presently configured, there are three reception rooms and four double bedrooms albeit with scope to sub-divide them should the need arise to create additional bedrooms. In addition to the main house there is a two-storey barn to the rear which has been a garage/workshop and above which there is a former home office accessed via external granary steps. This building lends itself to a variety of uses subject to the availability of planning permission and is capable of being incorporated within the farmhouse or alternatively used as a self-contained annexe.

LOCATION

Broad Oak Farmhouse is situated in the rural hamlet of Burton and approached via Llyndir Lane leading from Lavister and Rossett. Rossett village caters for everyday needs with co-op, post office, doctors' surgery and pharmacy.





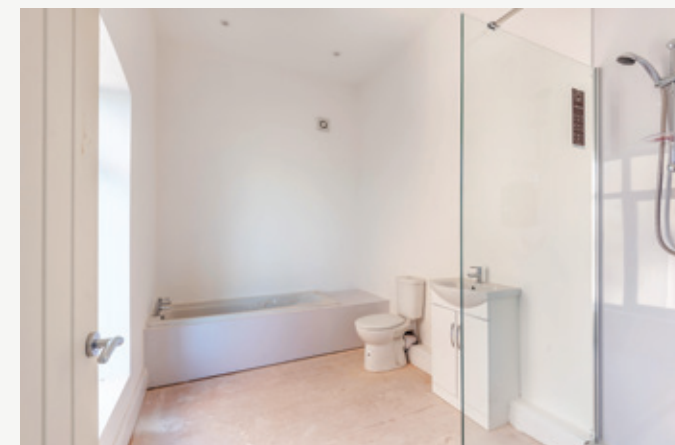
Within the village there are several pubs and restaurants complimented by the Dog & Pickle in Lavister and The Grosvenor Arms at Pulford which also has a spa. The larger centres of Chester and Wrexham are 7 and 8 miles respectively offering a more comprehensive range of services with High Street retailers and supermarkets complemented by out-of-town retail parks. Schooling in the area is well provided for with state primary and secondary schools in Rossett and Yale College in Wrexham. For those seeking independent schools there is a good selection nearer to Chester including The Kings and Queens Schools and Abbeygate College at Saughton. On the recreational front there are football, rugby, cricket and tennis clubs in both Chester and Wrexham. Locally there are several golf courses and on the River Dee in Chester there is sailing and rowing. For the equestrian enthusiasts the lanes are ideal for hacking out and there is horse racing at Chester and Bangor on Dee.

COMMUNICATIONS

The area enjoys good road links and is extremely convenient for both Wrexham and Chester. The A483 Wrexham by-pass allows for ease of travel south towards Shrewsbury & Telford and to the north connects with the A55 Expressway serving North Wales. The Chester Business Park, Deeside Industrial Park and Wrexham Industrial Estate are all within daily travel and beyond Chester the A55 Expressway connects to the M53 & M56 motorways serving Liverpool & Manchester which are both within commuting distance. For travel to London there is a 2 hr rail service from Chester Station to Euston and for international travel Liverpool & Manchester airports are 31 and 40 miles respectively.

ACCOMMODATION

To the front of the property is an arched storm porch with front door opening into a staircase hall with understairs



cupboard. Off the hall is the drawing room which benefits from a double aspect. It has an attractive polished wood parquet floor, open fireplace with tiled hearth and surround, wiring for wall lights, moulded cornice work and decorative plaster ceiling rose. On the opposite side of the staircase hall is the sitting room which also benefits from a double aspect. It has a cast iron fireplace with tiled inlay beneath a carved wood surround, built in cupboards & drawers and moulded cornice work. Beyond the staircase hall is a rear hall with backstairs and to either side the dining room and kitchen. The dining room has an open fireplace with stone hearth and inlay beneath a slate mantle. The kitchen is an extremely light room

with south and west aspects. It contains a dated kitchen with fitted wall & base units under work surfaces incorporating an island unit with breakfast bar. Appliances include a Neff oven with grill, gas hobs & hot plate and a stainless steel sink unit with drainer. Off the rear hall is a recent extension to the farmhouse which incorporates a back porch/utility room with space for coats and boots. The back porch connects to a downstairs cloakroom with low flush and w.c. and pedestal hand basin.

The first floor accommodation is accessed via two staircases which have inter-connecting landings. To the front of the

farmhouse is Bedroom 1 which is a double room with double aspect and from which there are views of Hope Mountain. The bedroom has a built-in bed head incorporating wardrobes & drawers and within the adjoining en-suite dressing room a matching suite of furniture including a dressing table, and further cupboards & drawers. Bedroom 2 is also a double bedroom with double aspect with views towards Pulford Church and it has wiring for wall lights and moulded cornice work. Off the rear landing are 2 further doubled bedrooms. Bedroom 3 has built in full height wardrobes with hanging rails and shelving, moulded cornice work and central ceiling rose. Bedroom 4 enjoys an aspect towards Marford Hill and





Hope Mountain and has a cork tiled floor, pedestal hand basin and built in cupboards housing a hot water cylinder. Off the rear landing is a potential linen room and off which is the family bathroom which contains a panelled bath, low flush w.c., built in hand basin with cupboards below and Triton shower with glazed screen.

From the back porch the door opens into an enclosed yard, with single storey boiler house housing a Trianco boiler which has not been commissioned for some years. Within the courtyard is the two storey brick and slate barn with granary steps giving access to a former first floor home office containing two offices and a store room with mezzanine storage above. The workshop is on the ground floor and access is from the side garden via a pedestrian door. The workshop has built in workbenches to two walls, concrete floor and power supply. There is also a Firebird oil boiler which has been decommissioned.



OUTSIDE

The gardens are arranged to the front of the farmhouse and are extremely private being screened from the lane behind tall Beech and Leylandii hedges.

Against the east front and encircled by the drive is a wide lawned garden which incorporates a stone wall covered in climbing Hydrangea and Roses and beneath which are a selection of shrubs. Beyond the lawn and drive is a shelterbelt of trees including Poplar, Maple, Oak and Leylandii underplanted with shrubs which could be thinned in order to open the aspect across the adjoining fields. Against the north side of the property is a narrow garden with seating area bordered by a low stone retaining wall with raised bed containing Skimmia, Hydrangea and Holly.



On the south side of the farmhouse beyond the drive is a part walled garden which is laid to lawn with a pathway leading to the ground floor workshop within the two storey brick barn, and a recently built range of timber clad outbuildings which incorporate a secure garden store and two open fronted bays. Within the side garden are fruit trees and an established shrub border containing Choisya, Pieris and Viburnum together with ornamental Cherry and Crab Apple trees. The whole extends to 0.80 (0.197 ha).

PROPERTY INFORMATION

Address: Broad Oak Farmhouse, Cobblers Lane, Rossett, Nr Wrexham, LL12 0AU

Tenure: Freehold with vacant possession.

Services: Mains water and electricity. Private drainage.

Local Authority: Wrexham County Borough Council
01978 292 000

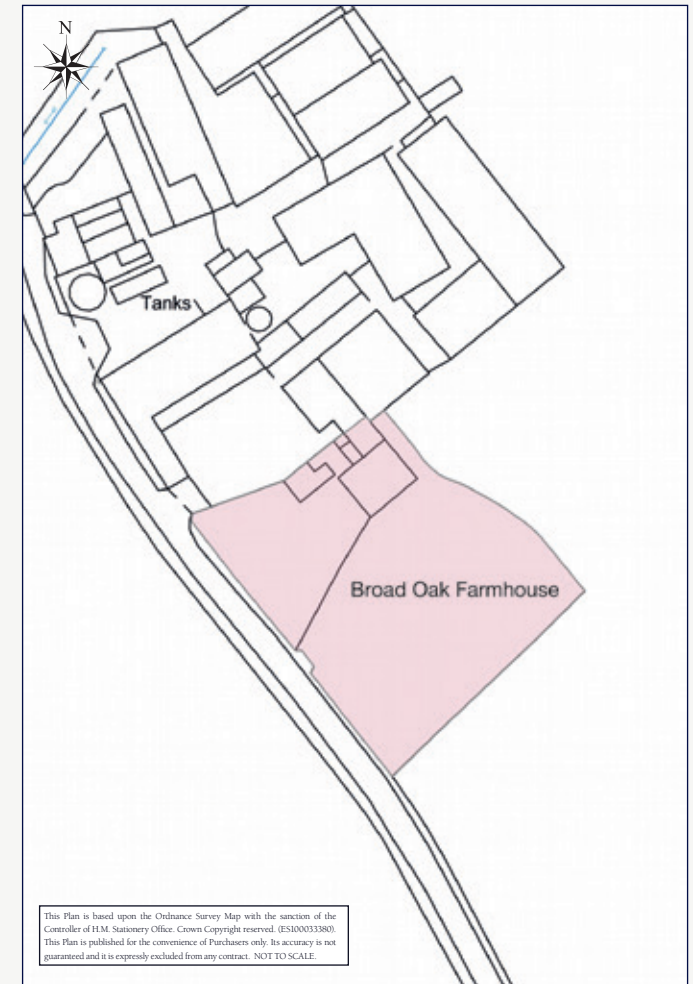
Council Tax: Band G: £3,042.23 payable 2023/24

Energy Performance Certificate: Rating F

Viewing: Strictly by appointment with the Chester office of Jackson-Stops Tel: 01244 328 361 or the Mold office of Bradburne Price Tel: 01352 753 873

DIRECTIONS LL12 0AU

From Chester proceed south on the A483 and having crossed the A55 Expressway bear left onto the old Wrexham Road in the direction of Pulford. Having passed The Grosvenor Arms in Pulford take the next turning right into Burton Green Lane and at the T junction turn right into Cobblers Lane whereupon Broad Oak Farmhouse will be seen after a short distance on the right hand side.



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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APPROXIMATE GROSS INTERNAL AREA HOUSE - 2967 SQ FT - 275.60 SQ M,
OUTBUILDINGS - 651 SQ FT - 60.49 SQ M
TOTAL - 3618 SQ FT - 336.09 SQ M

Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy, however
all measurements are approximate. This floor plan
is for illustrative purposes only and is not to scale.

