FOR SALE

Offers in the region of £380,000

Dixholme Halton, Chirk, Wrexham, LL14 5BG

A substantial three-bedroom detached bungalow boasting flexibly arranged living accommodation and positioned within generous gardens which offer an open aspect over open-countryside, whilst extending to 0.75ac and featuring a large garage/workshop; peacefully situated in a rural setting close to Chirk.

FOR SALE

Chirk (1.5 miles), Oswestry (7 miles), Wrexham (8 miles), Chester (20 miles), Shrewsbury (24 miles)

All distances approximate.

- Detached Bungalow
- Scope for Modernisation
- Gardens ext to 3/4 ac
- Panoramic Views
- Large Garage/Workshop
- Rural Location

DESCRIPTION

Halls are delighted with instructions to offer Dixholme in Halton, near Chirk, for sale by private treaty.

Dixholme is a substantial three-bedroom detached bungalow which provides over 1,100 sq ft of well-proportioned and flexibly arranged single-storey living accommodation, all of which now offers excellent scope for selective modernisation and with ample space to suit a variety of demographics, be that families or more mature buyers.

The property is centrally positioned within generous gardens which extend, in all, to around 0.75ac and which enjoy superb and far-reaching views to the west across open countryside towards the Welsh hills. The gardens, at present, are predominately laid to lawn, making them ideal for families or for those seeking grazing space for smaller livestock, or, alternatively, a blank canvas for further landscaping.

The gardens also feature a detached double garage/workshop with inset store.

SITUATION

The property is situated in the peaceful hamlet of Halton which lies within easy reach of nearby Chirk and its day-to-day amenities, these including Convenience Stores, Public Houses, Restaurants, Pharmacy, and Schools, as well as the renowned Chirk Castle which perches majestically above the village. The property retains a convenient proximity to the nearby towns of Oswestry and Ellesmere, which, between them, provide a more comprehensive range of facilities, with the county centre of Wrexham positioned to the north and offering a more exhaustive suite of attractions.

DIRECTIONS

Leave Gledrid Roundabout to the north via the A483, continuing for 0.5 miles until reaching Halton Roundabout. At the Halton Roundabout, take the third exit to pass under the Chirk Bypass and proceed for a further 0.3 miles until a left hand turn leads onto a quiet country lane. Proceed on the land and Dixholme will be positioned on the left, identified by a Halls "For Sale" board.

SCHOOLING

The property is well positioned for access to a number of well regarded state and private schools, including Ysgol Y Waun, Weston Rhyn Primary School, St.Martins School, Pentre Church in Wales School, Moreton Hall, and Ellesmere College.

THE PROPERTY

The property is principally accessed via a front door which opens into a spacious Entrance Hall, with ample room for storing coats and boots following walks in the surrounding countryside; the Hall features two recessed storage cupboard and a door which leads immediately to the right into an welcoming Living Room, this boasting dual-aspect windows, one of which provides particularly fine views towards the west and the Welsh Hills, alongside ample space for seating arranged around a centrally positioned marble-effect hearth and surround.

2 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

The Hallways culminates at a door which opens into a versatile Dining Room, this offering excellent potential for a variety of usages, be that for more formal dining occasions, or for use as a Family Room or similar. From the Dining, patio doors lead through to a rear Sun Room with triple-aspect glazing across the large gardens beyond, with a further door 4leading from the Dining Room into a Kitchen which boasts a selection of fitted units and planned space for white goods.

Turning left from the Hallway, a corridor provides access into three well-proportioned Bedrooms, with Bedrooms two and three benefitting from open views to the fore, whilst Bedroom one enjoys views to the rear across the gardens. The Bedrooms are served by a recently modernised Wet-Room comprising a shower, low-flush WC, and pedestal hand basin.

OUTSIDE

The gardens are a particularly notable feature of Dixholme and extend, in all, to around 0.75ac, whilst enjoying panoramic views to the front across open countryside in the direction of the Welsh Hills.

The property is approached via double-opening timber gates which lead on to a brick-paved driveway providing ample space for a number of vehicles, this leading past the bungalow and culminating at a large detached garage/workshop (approx. 572 sq ft), with metal up-and-over front access door, power and light laid on, and pedestrian door to the rear, with a portion of the outbuilding having been sectioned off to create a store.

At present, the gardens are predominately laid to lawn and retained within mature hedging, with interspersed by a range of established trees. The northern portion of the gardens, separated from the main by the driveway and fencing, features a dedicated road access and offers scope for the grazing of smaller livestock.

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SERVICES

We are advised that the property benefits from mains water and electric. Drainage is to a private system and the heating is oil-fired.

TENURE

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY.

COUNCIL TAX

The property is shown as being within council tax band D on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

FOR SALE

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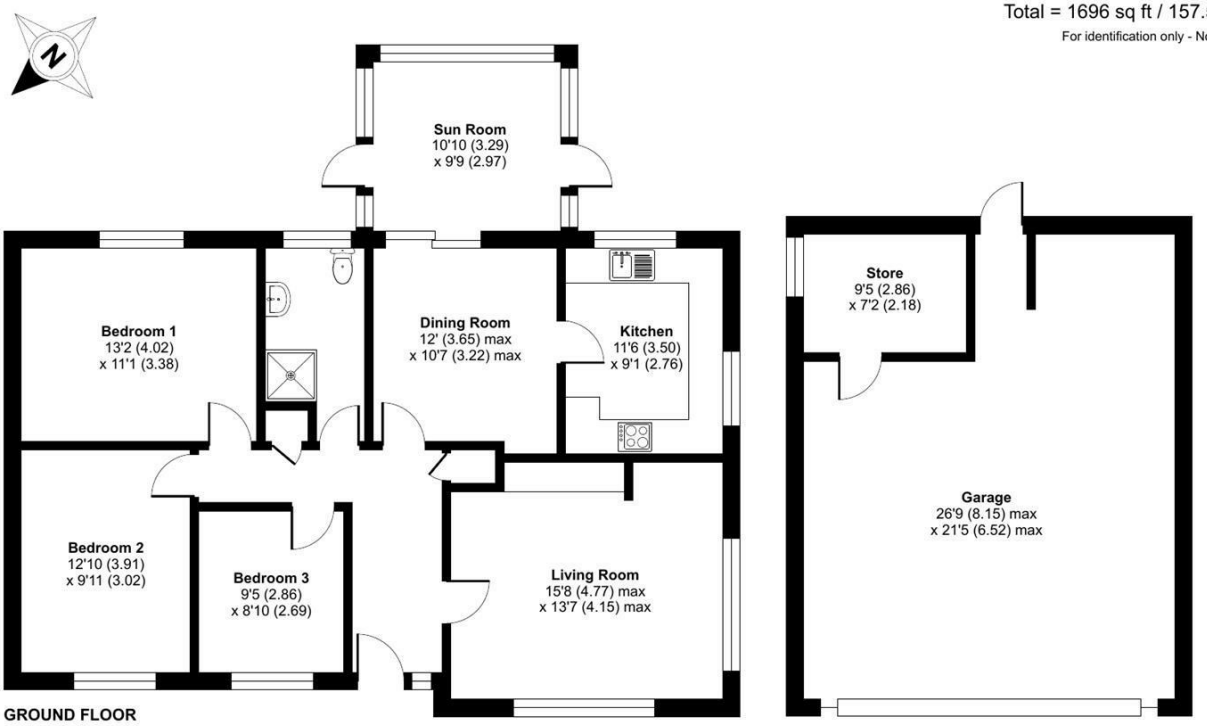
Approximate Area = 1124 sq ft / 104.4 sq m
Garage = 572 sq ft / 53.1 sq m
Total = 1696 sq ft / 157.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1466135

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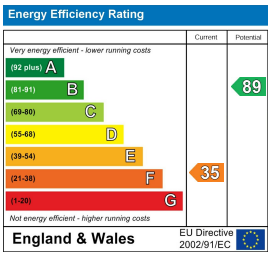
Energy Performance Ratings



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