



## Plas Bostock Farm

Buck Road, Commonwood, Holt, Wrexham LL13 9TF



**LARCH**  
PROPERTY

**Plas Bostock Farm**  
Buck Road,  
Commonwood,  
Holt, Wrexham  
LL13 9TF

**An Immaculately Presented,  
Grade II Listed, 4-Bed Georgian  
Property With Equestrian  
Facilities And Superb Views Of  
The Surrounding Countryside,  
All Set Within 6.46 Acres  
Of Gardens, Orchards And  
Paddocks.**

**Accommodation In Brief**

- Spacious open plan kitchen/dining/snug
- Welcoming entrance hall with two reception rooms off.
- Large utility and boot room with WC.
- Principal Bedroom with large dressing room and en-suite.
- Three further double bedroom with family bathroom.
- Attractive gardens and entertaining areas.
- Equestrian facilities consisting of 3 stables, tack room and store.
- In all approx. 6.46 acres of gardens, orchards and paddocks.



**Distances in approx. miles**

Wrexham 4m | Farndon 3.5m | Malpas 10m  
Oswestry 20m | Chester 12.5m

**Description**

Plas Bostock is an attractive Grade II Listed property, which has been renovated and modernised to a high standard, creating a deceptively spacious family home. The property benefits from equestrian facilities, land and orchards, equating to approx. 6.46 acres in total.

The accommodation is well laid out for modern family living. The large reception hall is the perfect entrance to this special property, with two large reception rooms to either side. Beyond the entrance hall is the open plan kitchen/living and dining room. This is a great space for family living with a well equipped kitchen, central island, electric 4 oven AGA and handy butlers pantry. Off the kitchen is the rear entrance hall, leading to the utility and boot room with WC.

The first floor consists of the principal bedroom with a dressing room en-suite. There are three further double bedrooms and good size family shower room. The second floor is a large open plan space, which could easily be converted into additional bedrooms.

## External & Equestrian Facilities

Plas Bostock is entered off a private drive, onto a gravelled driveway providing plenty of space for turning and parking for several vehicles. There is a large lawned area to the front of the property, with patio areas to the front and rear of the property.

To the rear of the property are the equestrian facilities, which include a range of timber buildings containing three stables, tack room, feed room and open sided store. The land is to the front and side of the property with the mature orchard to the side.

## Location

Plas Bostock is positioned in a rural, yet accessible location, surrounded by beautiful countryside and within easy access to local towns and villages, being just a few miles from the historic town of Wrexham and the popular villages of Holt and Farndon. Local services are provided in Holt and Farndon; which have doctors surgery, schools and a range of shops and restaurants. Nearby Wrexham and Chester offer a wider range of services and amenities.

On the educational front, Farndon and Holt all have primary schools. Further afield there are both private and comprehensive schools available, including Bisher Heber in Malpas, nearby Abbeygate College and the prestigious Queens and Kings in Chester and Ellesmere College.

Despite the property's rural location, it enjoys excellent road communications being close to the A534 which links Wrexham with Nantwich and the A483 linking Chester to mid Wales. The property also benefits from the nearby train station in Wrexham which has regular services to London via Chester. Liverpool and Manchester are also both under an hours drive via Chester.

The area is extremely popular with equestrian enthusiasts with Broxton Hall Gallops only a short distance away and Kelsall Hill offering plenty of dressage and show jumping events suitable to all levels. The property is ideally located on a quiet country lane providing great hacking immediately from the property. For the racing enthusiast, Bangor-on-Dee racecourse is only a short distance away and Chester racecourse nearby.





**Directions**

Postcode: LL13 9TF

What three Words: point.utter.decently

**Property Information**

Tenure: Freehold

Services: Mains electricity and water supply, Oil fired central heating, private drainage (septic tank)

EPC: E

Wifi: Fibre connected.

Local authority: Wrexham

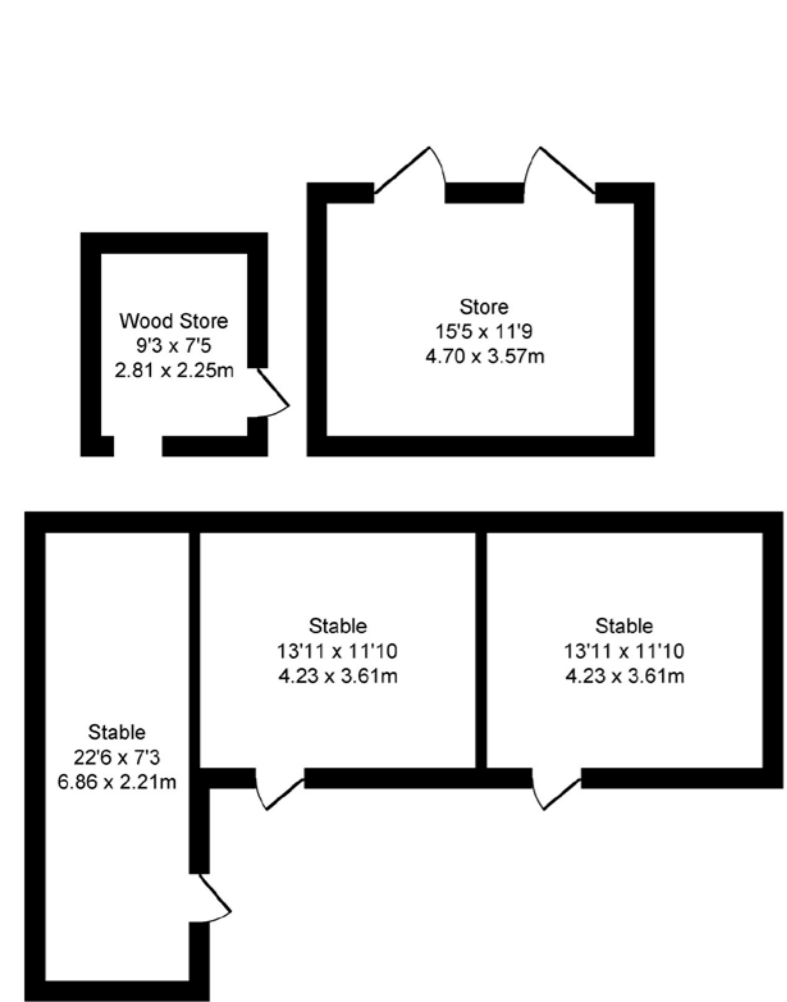
Council Tax Band: H



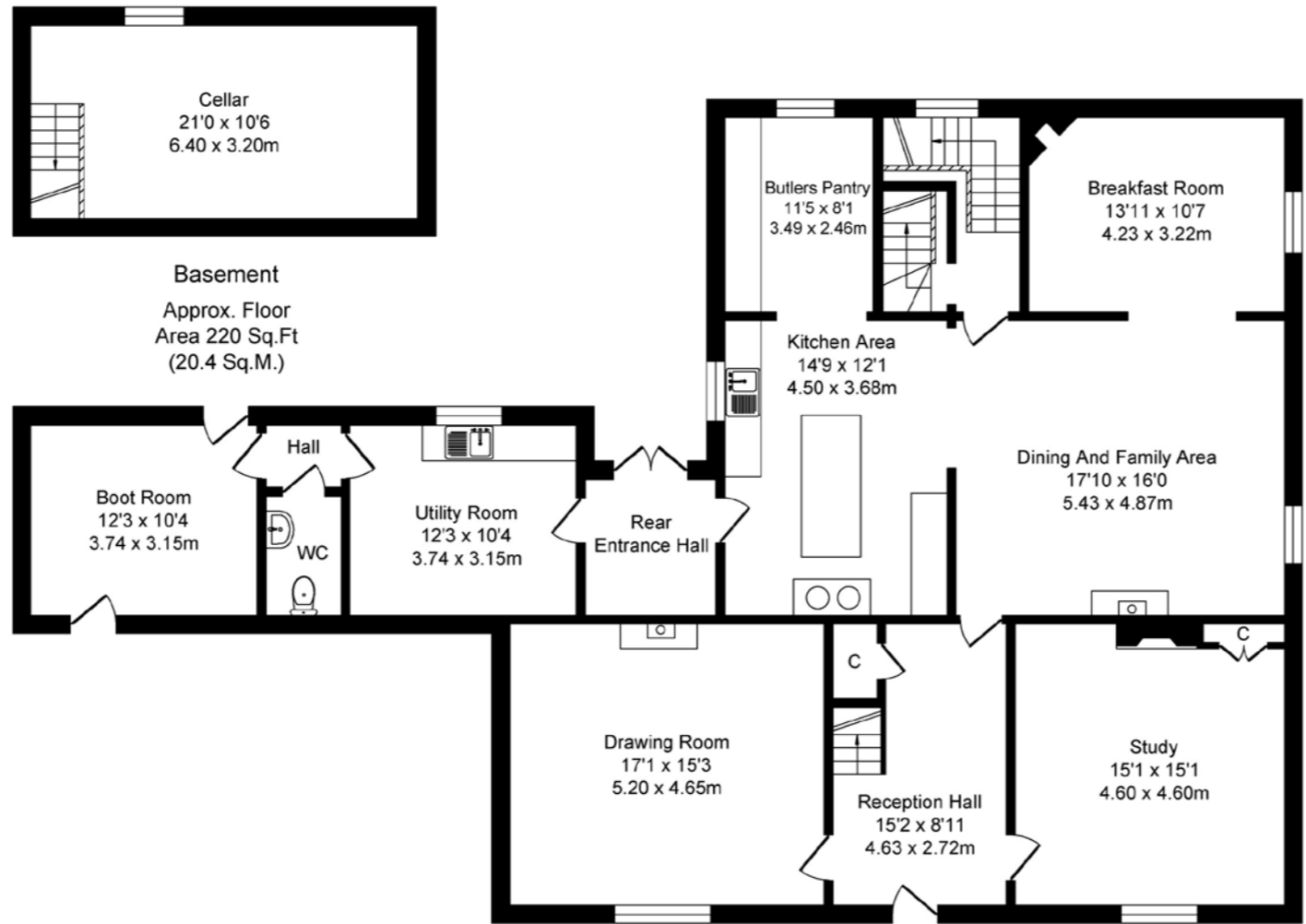
# Floorplan

Total Approx. Floor Area 5138 Sq. ft. (477.3 Sq. M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

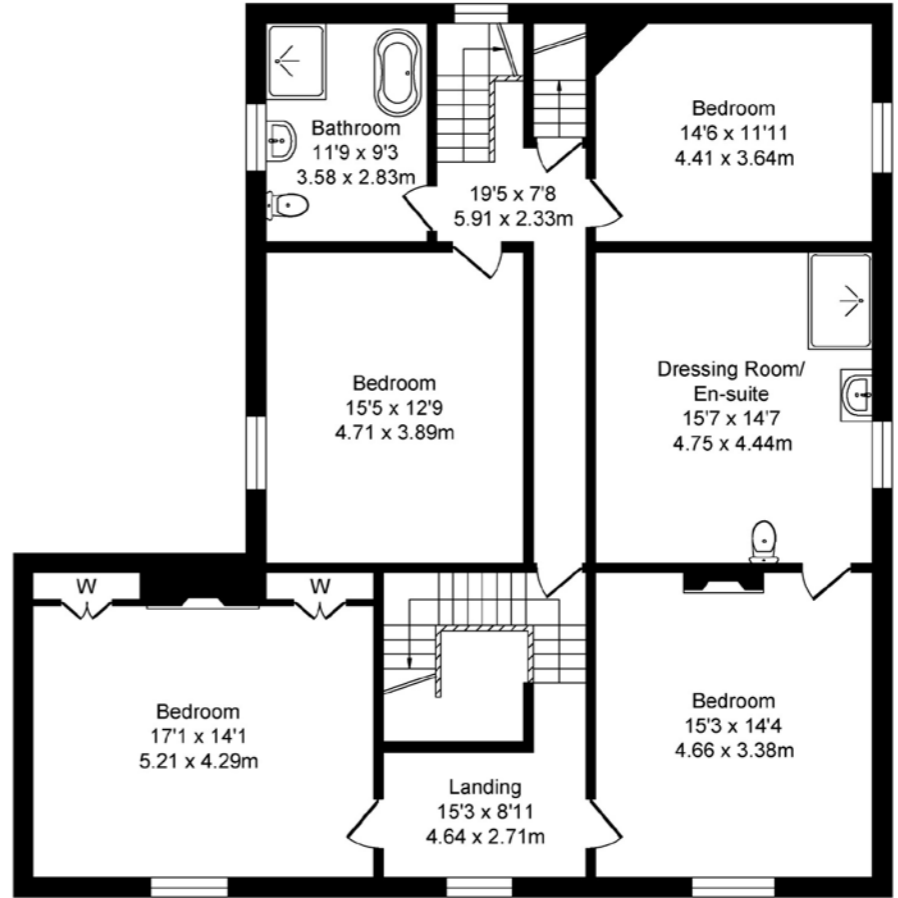


**Outbuildings**  
Approx. Floor Area 751 Sq.Ft (69.8 Sq.M.)

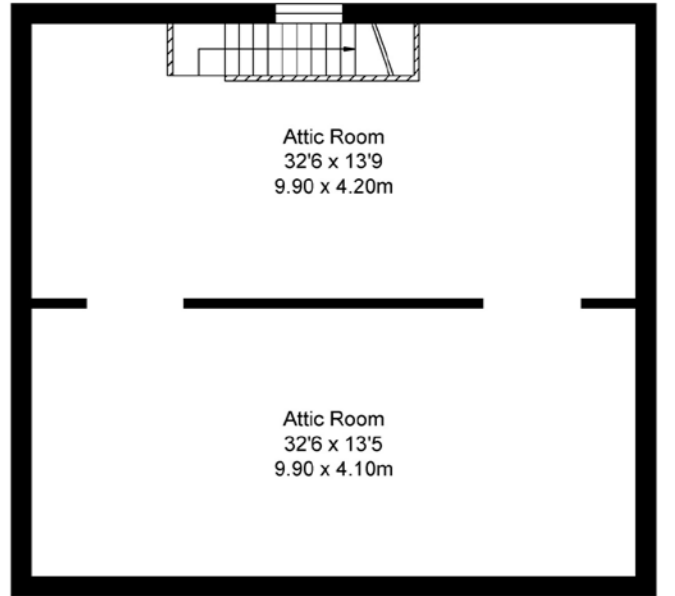


**Basement**  
Approx. Floor Area 220 Sq.Ft (20.4 Sq.M.)

**Ground Floor**  
Approx. Floor Area 1849 Sq.Ft (171.8 Sq.M.)



**First Floor**  
Approx. Floor Area 1478 Sq.Ft (137.3 Sq.M.)



**Second Floor**  
Approx. Floor Area 840 Sq.Ft (78.0 Sq.M.)



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