

WHITEWALLS

CHIRK | WREXHAM



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STATION ROAD | CHIRK | WREXHAM | LL14 5BQ

Chirk Train Station 0.2 miles | Oswestry 6.5 miles | Wrexham 10 miles
Chester 22 miles | Birmingham 70 miles | London Euston 2 hours 42 minutes
(Distances and time approximate)

A distinguished Grade II listed Arts & Crafts residence
offering exceptional family accommodation, mature gardens
and excellent local convenience

Grade II listed Arts & Crafts residence

Approximately 3,679 sq ft of internal accommodation

Six bedrooms, three bath/shower rooms, second floor sitting room

Architectural character

Mature private gardens, terrace and generous driveway parking

Garages, carport, workshop and greenhouse

Situated within a short walk of the charming village centre of Chirk

VIDEO TOUR



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LOCATION & SITUATION

Whitewalls is positioned off Station Road within Chirk, a historic and well-served border town close to the Welsh Hills and Shropshire border. Chirk offers shops, pubs, medical facilities, schooling and a railway station, while Chirk Castle, the Llangollen canal, Chirk aqueduct and surrounding countryside provide excellent walking, cycling and leisure opportunities.

Road: The A5 and A483 are easily accessible, providing convenient links towards Oswestry, Wrexham, Chester, Shrewsbury and the wider motorway network.

Rail: Chirk railway station is close by, offering services towards Chester and Shrewsbury with onward national connections, including London Euston.

Air: Manchester, Liverpool and Birmingham airports are all accessible by road, providing a range of domestic and international flights.

Schools: Local schooling is available in Chirk, with Ellesmere College, Moreton Hall, Oswestry School and Shrewsbury School within wider reach.

Sporting: Nearby leisure includes Chirk Castle, canal walks, the Dee and Ceiriog valleys, Lion Quays, golf, fishing, cycling and equestrian pursuits.



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Whitewalls is a handsome Grade II listed Arts & Crafts residence occupying a mature setting within Chirk. Extending to approximately 3,679 sq ft, with garaging bringing the total to approximately 4,000 sq ft, the house combines architectural character, generous family accommodation and established gardens. Its position offers privacy and convenience, within easy reach of village amenities, road links and the railway station.





THE ACCOMMODATION

The accommodation is arranged over three floors and has been thoughtfully presented to balance period character with practical family living. The reception hall gives access to the principal ground floor rooms, including an elegant drawing room with a wide garden-facing window, fireplace, detailed joinery and attractive parquet flooring. A further sitting room and separate dining room provide excellent flexibility for entertaining and everyday use, while the study offers a useful home-working space.

The kitchen/dining room forms the practical heart of the house, fitted with painted cabinetry, dark stone work surfaces, a range cooker and doors opening towards the

garden. The room is well suited to family life, with space for informal dining and direct connection to the outside terrace and lawns. A utility room, cloakroom, workshop, garage and carport provide valuable ancillary accommodation, storage and day-to-day practicality.

On the first floor are four bedrooms, including the principal bedroom with en suite facilities, together with further bath and shower room accommodation serving the remaining rooms. The proportions are generous, with attractive outlooks over the gardens and established trees. The second floor provides two additional bedrooms and a central sitting room, creating an ideal area for children, guests, hobbies or further home-

working. The overall layout is both substantial and adaptable, offering the space, privacy and flexibility required for modern family life while retaining the charm and architectural interest expected of a listed Arts & Crafts home. Throughout, the house has a warm and individual feel, with feature glazing, fireplaces, ceiling detailing and carefully chosen finishes adding to the sense of character.

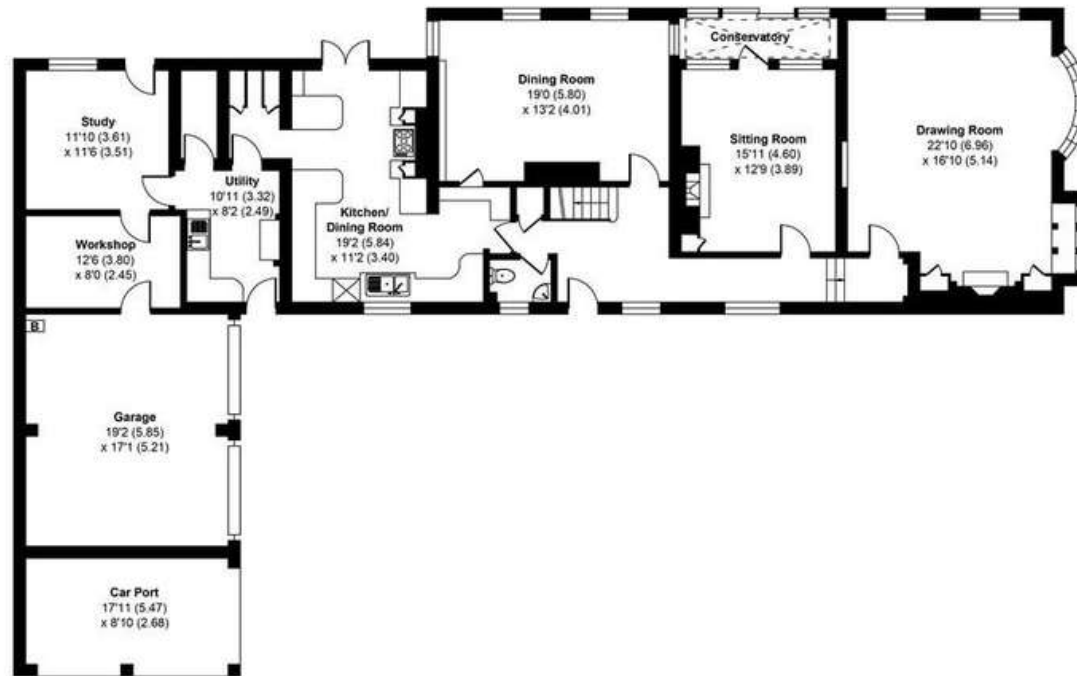






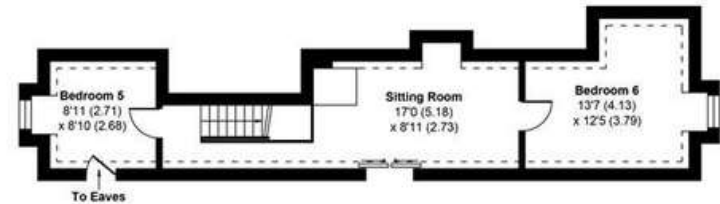
Approximate Area = 3679 sq ft / 341.8 sq m
Garage = 321 sq ft / 29.8 sq m
Total = 4000 sq ft / 371.6 sq m
For identification only - Not to scale

Denotes restricted
head height

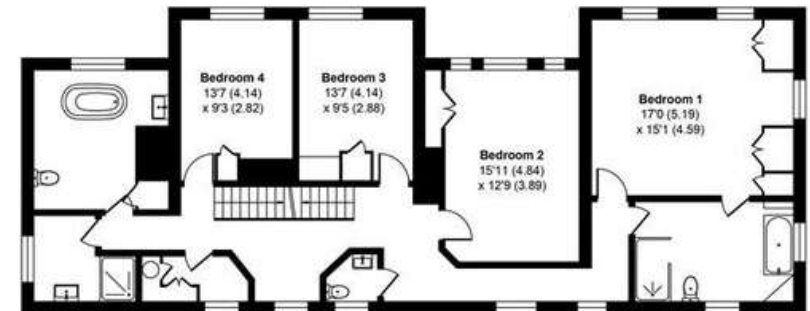


Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



Second Floor



First Floor

VIDEO TOUR



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GARDENS & GROUNDS

The gardens form an important part of Whitewalls' appeal. To the rear, a broad paved terrace sits directly off the house, creating an excellent space for outdoor dining and entertaining. Beyond are established lawns, mature trees, planted borders and enclosed areas suited to family use. The front approach provides a strong sense of arrival, with a wide gravelled driveway, ample parking, garage, workshop and carport. The overall setting feels private, mature and well connected to the house.

In addition to the main garden areas, the grounds also include raised beds and a greenhouse, providing a useful area for gardening and outdoor use. There is also a substantial timber outbuilding, understood to be the original garage, which provides valuable additional storage.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage. Heating is provided by oil-fired central heating, with electric underfloor heating to part. Purchasers should satisfy themselves as to the connection, capacity and condition of all services.

LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.
Tel: 01978 292000

COUNCIL TAX

Council Tax Band – H

EPC

Rating – F

DIRECTIONS

What3Words ///sardine.curls.shoulders

From the centre of Chirk, proceed along Station Road where the entrance to Whitewalls will be found set back from the road. The property is approached via a generous gravelled driveway providing parking and access to the garage, workshop and carport.

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.





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