

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 handsome Grade II listed Arts & Crafts family home of particular distinction boasting around 3,700 sq ft of well proportioned and carefully presented living accommodation set within attractive gardens which extend to around 1 acre, peacefully positioned within the picturesque Ceiriog Valley, on the edge of Chirk.

Grade II Listed Arts & Crafts Family Home
Over 3,700 sq ft of Internal Accommodation
Six Bedrooms, Three Bath/Shower Rooms
Gardens extend to just under an acre
Versatile Outbuildings and Garaging
Idyllic Setting Convenient for Local Amenities

VIDEO TOUR



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LOCATION & SITUATION

Whitewalls occupies a desirable position just off Station Road in the historic border town of Chirk, set against the scenic backdrop of the Welsh hills and close to the Shropshire border. The town offers an excellent range of everyday amenities, including independent shops, welcoming pubs, medical facilities, schooling and a railway station. The nearby Chirk Castle estate, Llangollen Canal and striking Chirk Aqueduct provide an exceptional setting for walking, cycling and countryside pursuits.

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 Resort & Spa, Chirk Leisure Centre, golf, fishing, cycling and equestrian pursuits.



WHITEWALLS

Whitewalls offers a unique opportunity to purchase a charming Grade II listed Arts & Crafts family home occupying a private yet convenient position within the picturesque Ceiriog Valley, on the edge of Chirk. The property provides an exceptional combination of space, architectural distinction and everyday convenience, with beautifully proportioned and versatile accommodation extending to around 3,700 square feet.

The property is set within magnificent mature gardens extending to approximately one acre, with sweeping lawns, established trees and elegant terraces creating a wonderfully private setting. A sweeping gravelled driveway provides an impressive approach, generous parking and access to the garaging and outbuildings.





THE ACCOMMODATION

The accommodation is arranged across three floors, blending the elegance and period character with the demands of modern family living. A reception hall provides access to the principal ground-floor rooms, including an elegant drawing room, featuring a wide garden-facing bay window, parquet flooring, detailed joinery and a fireplace, creating a refined yet comfortable reception space.

A further sitting room, centred around a wood-burning stove, provides a more relaxed setting, while the beautifully proportioned dining room, with its parquet flooring and dual garden outlook, is perfectly suited to

both formal entertaining and family gatherings. A separate study completes the principal reception accommodation and provides an ideal space for home working.

The kitchen/dining room forms the sociable heart of the home, with extensive painted cabinetry, dark stone work surfaces and a traditional range cooker. French doors open onto the rear terrace and gardens, making the room ideal for family life and entertaining. A utility room and cloakroom complete the ground-floor accommodation, while the adjoining workshop, double garage and carport provide valuable ancillary space.

The elegant first-floor landing leads to four beautifully proportioned bedrooms, each enjoying delightful outlooks across the mature gardens. The principal bedroom forms a particularly impressive suite with its own en-suite facilities, while a stylish family bathroom, separate shower room and separate WC serve the remaining bedrooms.

The second floor offers exceptional versatility, providing two further bedrooms arranged around a central sitting room. This wonderfully private area lends itself perfectly to use as a dedicated children's floor, luxurious guest accommodation or a suite for hobbies and home working.

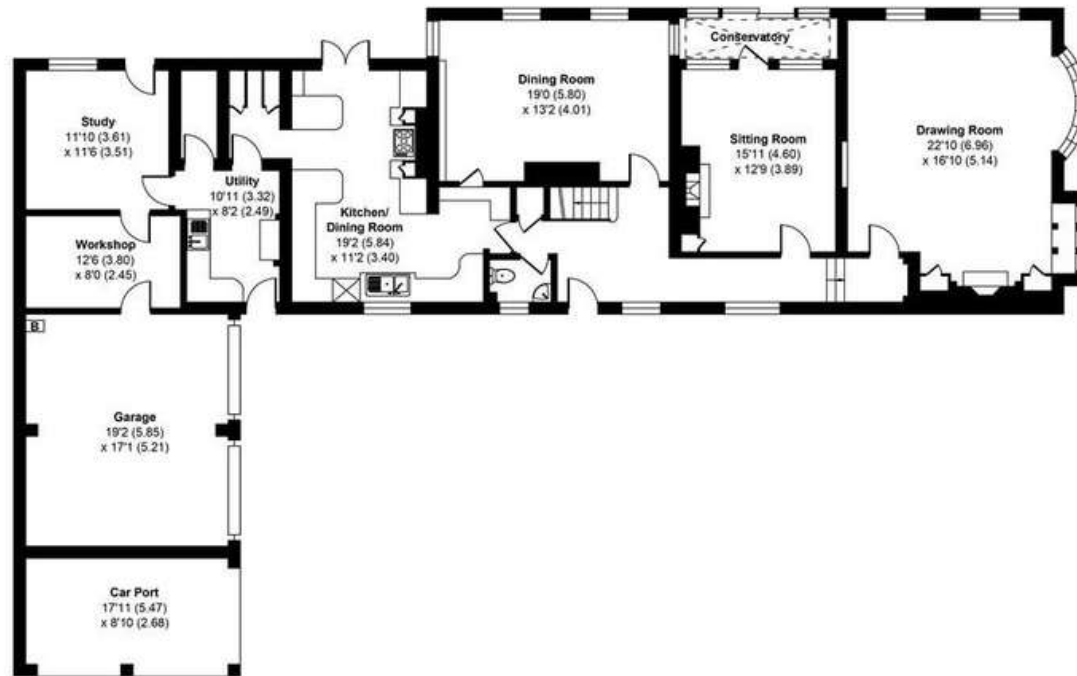






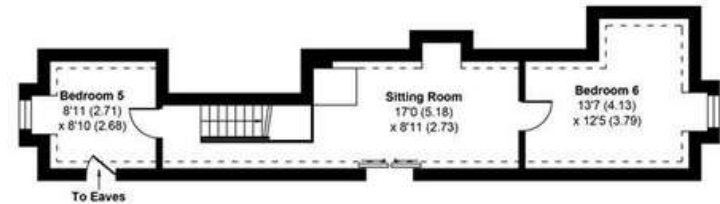
Approximate Area = 3679 sq ft / 341.8 sq m
Garage = 321 sq ft / 29.8 sq m
Total = 4000 sq ft / 371.6 sq m
For identification only - Not to scale

Denotes restricted
head height

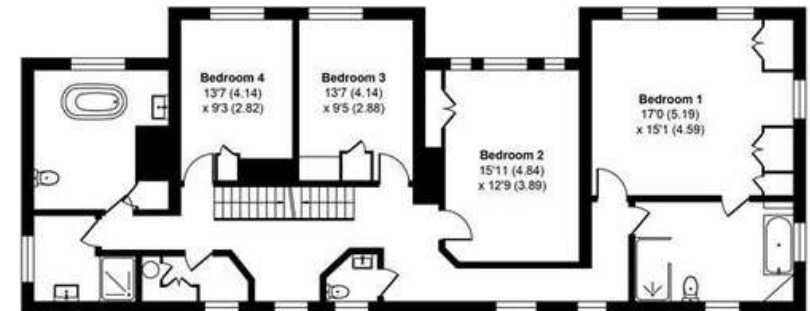


Ground Floor

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

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GARDENS & GROUNDS

The gardens and grounds provide an exceptional setting for Whitewalls, extending to approximately one acre and offering an excellent degree of privacy. A generous paved terrace extends across the rear of the house, providing an elegant space for alfresco dining and entertaining, beyond which lie expansive lawns interspersed with mature trees, established borders and more secluded areas.

A sweeping gravelled driveway creates a distinguished approach and provides extensive parking, together with access to the garage, workshop and carport. Raised beds, a greenhouse and a substantial timber outbuilding, believed to be the original garage, complete the grounds and provide excellent facilities for gardening and 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 and electricity. The property benefits from private drainage and 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 Castle Road, turning right onto 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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