



# Deelands

Bowling Bank, Wrexham, LL13 9RT



**LARCH**  
PROPERTY

## Deelands

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### An Immaculately Presented 5-Bed Detached Property With Equestrian Facilities And Superb Views Of The Surrounding Countryside, All Set Within 3.9 Acres Of Gardens And Paddocks.

#### Accommodation In Brief

- Spacious kitchen/dining with large utility and boot room adjacent.
- Large living room, dining room, office and downstairs shower room.
- Principle bedroom with en-suite.
- Four further bedrooms serviced by a well-appointed family bathroom.
- Attractive gardens with entertaining space and views across the surrounding countryside, down to the river Dee.
- Large double garage with the potential of alternative uses subject to pp.
- Equestrian facilities consisting of 3 stables, tack room and store.
- Excellent, quiet outriding from the property.
- In all approx. 3.9 acres.

#### Approx Distances in Miles

Wrexham 7m | Bangor-on-Dee 6m  
Malpas 11m | Owestry 20m | Chester 14m



#### Description

Deelands is an attractive, detached property, which has been renovated and modernised to a high standard, creating a deceptively spacious family home. The property benefits from equestrian facilities and land, equating to approx. 3.9 acres in total.

The accommodation in the house is well laid out for modern family living. The large entrance hall runs through the centre of the property giving access to most rooms on the ground level. There is a formal living room with feature fireplace, separate dining room, office and downstairs shower room. The Kitchen/breakfast room is perfect for family accommodation, with modern units, built in appliances and centre island. Adjacent to the kitchen is a large boot room, utility and WC.

The first floor consists of the principal bedroom with en-suite, three further double bedrooms, and a single bedroom. There is also a laundry room and good size family shower room.

## External & Equestrian Facilities

Deelands is entered through a gated access, off a quiet country lane, onto a gravelled driveway providing plenty of space for turning and parking for several vehicles. There is a lawned area to the side of the property, but the gardens are principally to the rear of the property offering stunning views over the surrounding countryside. There is a patio area to the rear of the property, which has access from the living room and breakfast room.

Beyond the gardens are the equestrian facilities, which include a range of timber buildings containing three stables, tack room, feed room and open sided store. There is one paddock adjoining the stables and two further fenced paddocks.



## Location

Deelands is positioned in a rural, yet accessible location, surrounded by beautiful countryside and with 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, Isycoed, Farndon and Holt all have primary schools. Further afield there are both private and comprehensive schools available, including Bishop Heber in Malpas, nearby Penley 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 9RT

What 3 Words: looms.issue.quit

## Property Information

TENURE: Freehold with vacant possession on completion.

EPC: E

SERVICES: Mains electricity and water supply, oil fired central heating, private drainage (septic tank).

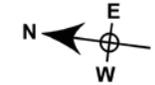
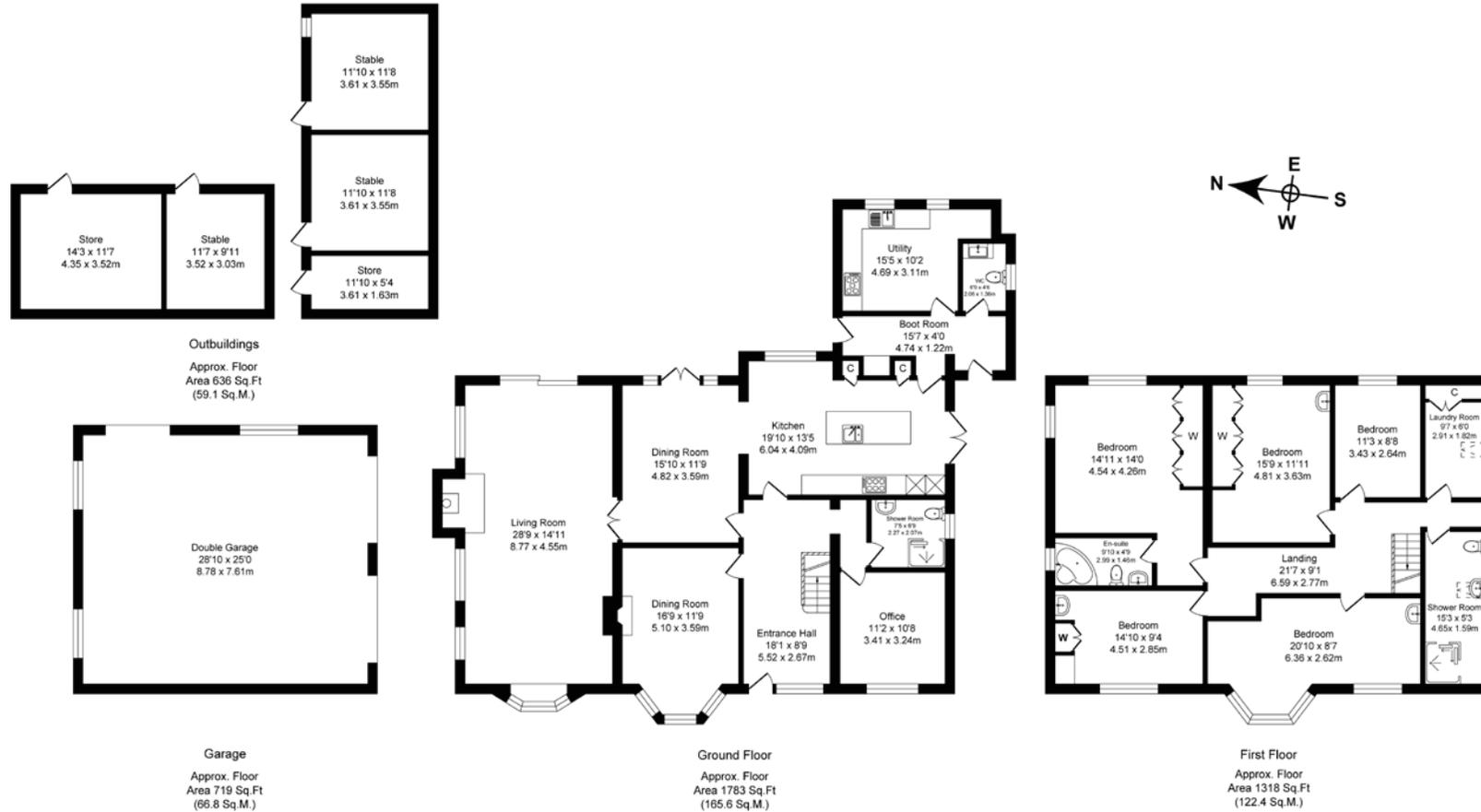
LOCAL AUTHORITY: Wrexham

COUNCIL TAX BAND: H

# Floorplan

Total Approx Floor Area 4,456 sq ft (413.9 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.



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