

BOWEN

PROPERTY SINCE 1862



Asking Price £895,000

 5 Bedrooms  4 Bathrooms  Land

Roft Villa, Beech Lane, Marford,
Wrexham LL12 8TQ

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General Remarks

"Roft Villa" was initially completed as the home for the Manager of Gresford Quarry in 1929 and now comprises a rare opportunity to purchase a fine period property enjoying a high degree of privacy and far-reaching views to the Welsh Mountains and across the Cheshire Plain. The property is situated within the highly sought-after village of Marford, convenient to the bus stops on Marford Hill and local amenities. Approached via a paved driveway and through electric gates, the house occupies extensive grounds extending to just over an acre. The garden adjoins edge of the Rofft having access to the SSSI Nature Reserve - formerly Marford Quarry. During the current owner's occupation, the accommodation has been sympathetically extended to provide a spacious and bright family home with multiple options for home working or running a small business. Many of the period features have been retained whilst offering flexible modern living.

Accommodation

On The Ground Floor:

Canopy Porch: to:

Reception Hall: 14' 10" x 6' 11" (4.53m x 2.11m) Approached through a double glazed lead-lighted door having matching double glazed side windows. Picture rail. Ceiling rose. Telephone point. Understairs recess with picture light. Understairs storage cupboard. Carpet conceals period tiled flooring. Smoke alarm.



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SINCE 1862

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Dining Room: 13' 10" x 12' 11" (4.21m x 3.93m) Original parquet hardwood floor extending into a bay window with views across the front garden and driveway. Twin lead-lighted display cupboards within the chimney breast recesses. Picture rail. Glazed double doors leading into the Kitchen.

Kitchen: 19' 3" x 8' 11" (5.86m x 2.72m) Finished with medium oak base and wall cupboards having laminate granite-effect topped work surfaces and inset one-and-a-half-bowl composite sink unit. Integrated appliances including refrigerator, freezer and dishwasher. Fitted dual fuel range cooker comprising double ovens and grill with five gas burners and warming plate having concealed filter hood above. Separate matching base and storage cupboards set in dressing unit style with glazed display wall cabinets. Slate tiled finished floor. Tiling to work areas. Double glazed windows to front and side elevations. Inset ceiling spot-lights. Intercom for electric gates. Open archway leading into the Study.

Utility Room: 9' 0" x 8' 2" (2.74m x 2.50m) Fitted with cream toned panelled base and wall cabinets having base cabinets set beneath laminate granite-effect topped work surfaces. Floor mounted "Worcester" gas-fired boiler. Space with plumbing for automatic washing machine. Space for tumble dryer. Double glazed back door with stable-type top opening. Radiator. Ceiling spot-lights. Slate tiled finished floor. Walk-in Store (off) having space for upright fridge/freezer and coat-hooks. Matching slate finished floor to Utility. Slate tiled floor continued throughout.

Study: 11' 11" x 11' 9" (3.62m x 3.57m) Double glazed window to rear garden. Television aerial point. Radiator. Tongue and groove finish to ceiling.

Cloakroom: 6' 11" x 4' 11" (2.12m x 1.50m) White two-piece period style suite with brass finished fittings. Large built-in cloaks cupboard.

Family Room: 13' 9" x 11' 11" (4.20m x 3.62m) Extensive room with three windows and a large bay window offering views over the Cheshire Plains to the Cheshire Ridge and beyond and three double doors leading out onto the Patio Area and rear garden. An additional feature of this room is the panoramic living flame mains gas fire. Embedded wiring for surround sound speakers and wood floor throughout.

Sitting Room: 14' 0" x 13' 11" (4.26m x 4.24m) Views again from the side elevation over the Cheshire Plain to the Cheshire Ridge and front bay window offering views to the front garden and cherry orchard. Period style ornate fireplace and glazed hearth. Picture rail and ceiling rose.

On The First Floor:

Landing: 19' 0" x 7' 0" (5.79m x 2.13m) Double glazed window to front elevation. Ceiling rose. Picture rail. Central feature architectural archway. Smoke alarm.

Bedroom 1 Suite: Viz:

Bedroom: 13' 11" x 12' 5" (4.24m x 3.78m) Double glazed windows to return elevations having views towards Cheshire and beyond. Radiator. Coved finish to ceiling. Bedside wall reading lights.

Lobby: 12' 7" x 3' 3" (3.83m x 1.00m) to:

Dressing Room: 4' 11" x 3' 10" (1.51m x 1.18m) Fitted knee-hole dresser and shelving. Coved finish to ceiling.

Walk-In Wardrobe: 8' 4" x 5' 5" (2.53m x 1.64m) Fitted two-tier lined shelving and hanging space.

En-Suite Bathroom: 8' 4" x 6' 7" (2.55m x 2.01m) Fitted with modern four piece suite finished in white comprising close flush w.c., pedestal wash hand basin, corner whirlpool panelled bath and fitted corner shower tray with thermostatic shower fitted above having shower screen. Fitted vanity hair shower to bath. Radiator. Coved finish to ceiling. Extractor fan. Tiling to walls. Views towards Cheshire Plain.

Bedroom 2: 14' 0" x 11' 10" (4.27m x 3.60m) Double glazed windows with views to front elevation. Picture rail. Built-in double wardrobe containing hanging rail and fitted shelving.

Bedroom 3: 14' 5" x 9' 0" (4.39m x 2.75m) Double glazed windows to front and side elevations. Built-in wardrobe containing hanging rail and fitted shelf. Loft access-point.

"Jack and Jill" Bathroom: 12' 7" x 3' 10" (3.83m x 1.18m) Serving No. 2 Bedroom and No. 3 Bedroom. Fitted with a three piece suite finished in white with range of chrome finished fittings comprising close flush w.c., pedestal wash hand basin and recessed shower tray with thermostatic shower fitted above. Fitted glazed shower screen.









"Jack and Jill" Bathroom Continued: Full tiling to walls. Fitted mirror with shelf. Ceiling spot-lights. Extractor fan. Heated towel rail.

Inner Landing: 14' 10" x 4' 4" (4.52m x 1.31m) Built-in linen cupboard/store cupboard. Picture rail.

Bedroom 4: 10' 7" x 7' 5" (3.22m x 2.27m) Radiator. Double glazed window. Built-in wardrobe.

Bedroom 5: 10' 10" x 9' 1" (3.31m x 2.78m) Double glazed window and En-Suite Shower Room (see below)..

En-Suite Shower Room: 8' 0" x 2' 10" (2.44m x 0.86m)

Fitted with a modern three piece suite finished in white comprising close flush w.c., wall mounted wash hand basin and shower tray. Electric shower. Range of chrome finished fittings. Half tiling to walls with full tiling to shower. Ceiling spot-lights. Extractor fan.

Family Shower Room: 0' 0" x 0' 0" (0m x 0m) Fitted with a

modern three-piece suite finished in white comprising close flush w.c., pedestal wash hand basin and corner shower tray with thermostatic shower fitted above. Fitted glazed shower screen. Double glazed windows. Radiator. Contrasting wall tiling with border tiles. Two tiered linen cupboard. Loft access-point. Extractor fan.

Outside: The property occupies generously proportioned grounds and gardens, which extend in total to just over one acre (1.039 acres). The approach to the house is from Beech Lane via a tarmacadam driveway leading through electric entry gates to a brick paved Parking and Turning Area with three-bay covered Car Port: 7.5m x 4.6m (off). A matching pathway leads to the house itself, flanked either side by level lawns. The rear of the property can be accessed from either side by pathways with gates to a paved and stoned Sun Patio, which has connection to the Outbuildings comprising Studio/Home Office - Office: 2.67m x 2.29m, Separate Room: 2.45m x 1.79m and Shower Room (off) having adjoining Potting Shed. The Home Office has water connection together with light and power. Separately there is a former traditionally constructed Garage: 4.91m x 3.40m, also with light and power. Beyond the outbuildings and garage there are further areas of established lawns bounded by stocked planting and trees enjoying fine views towards the Cheshire Plain. There is access from here to the recreational area SSSI (former quarry), On the upper level there is a raised Deck and Hot Tub Area. The lower level remains presently uncultivated and carries the planning potential - see paragraph below.

Potential Development/Overage: As illustrated by the attached plan, the garden of the property has a substantial lower level, upon which there has been consultation with Cassidy & Ashton, Chartered Town Planners of Chester (Ref: Mr. G. Evans). During approximately 2024, the Local Authority were approached on an informal basis in "pre-application advice" with a response from the Authority in that they were able to accept the principle of development of the portion, as the land is situated within the Marford village settlement boundary limit. No formal planning permission has been applied for. The property is therefore offered for sale on the basis of an overage clause to the benefit of the current vendors. Please enquire with the Agents for further details.

Services: Mains water, electricity, gas and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by a gas-fired boiler.

Tenure: The property is held on the basis of the Freehold Interest with full Vacant Possession available upon Completion.

Viewing: Strictly by appointment with the Agents.

EPC: EPC Rating - 65|D.

Council Tax Band: The property is valued in Band "H".

Directions: Leave Wrexham on the A483 dual carriageway in the direction of Chester, exiting at the junction signposted Rossett. At the junction turn right at the roundabout over the flyover bridge and ascend the hill, taking the right-hand turning for Marford. After passing The Trevor Arms Public House ascend Marford Hill, taking the right-hand turning off onto Beech Lane. Continue up Beech Lane when the driveway to the property will be observed on the right-hand side denoted by the name plaque "Roft Villa".



