



THE ORCHARDS

RAGGS HILL I BAGNOR-ON-DEE I LL13 0BD





THE ORCHARDS

RAGGS HILL | BANGOR-ON-DEE | LL13 0BD

Bangor-On-Dee (1 miles) | Wrexham (6 miles) | Chester (18 miles) | Shrewsbury (24 miles)
(all mileages are approximate)

A SUBSTANTIALLY EXTENDED AND ELEGANTLY MODERNISED
FOUR-BEDROOM DETACHED FARMHOUSE SET IN AROUND ONE ACRE

Over 3,000 sq ft of stylishly presented living accommodation
Attractive Gardens ext to approx. 0.84ac
Useful Outbuilding
Flexible Internal Arrangement
Idyllic Rural Location



Ellesmere Office

The Square, Cross Street, Ellesmere,
Shropshire, SY12 0AW

T: 01691 622602

E: ellesmere@halls.gb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

The Orchards began life as a traditional Welsh farmhouse and retains many vestiges of its heritage, including a charming double-front facade, however, it has over the years, been significantly extended and improved, to now boast over 3,000 sq ft of flexibly arranged and elegantly presented living space.

The property nestles within generous gardens which extend, in all, to around 0.84ac and which have, as per the cottage, been lovingly nurtured to now serve as a delightful external accompaniment to the home.

SITUATION

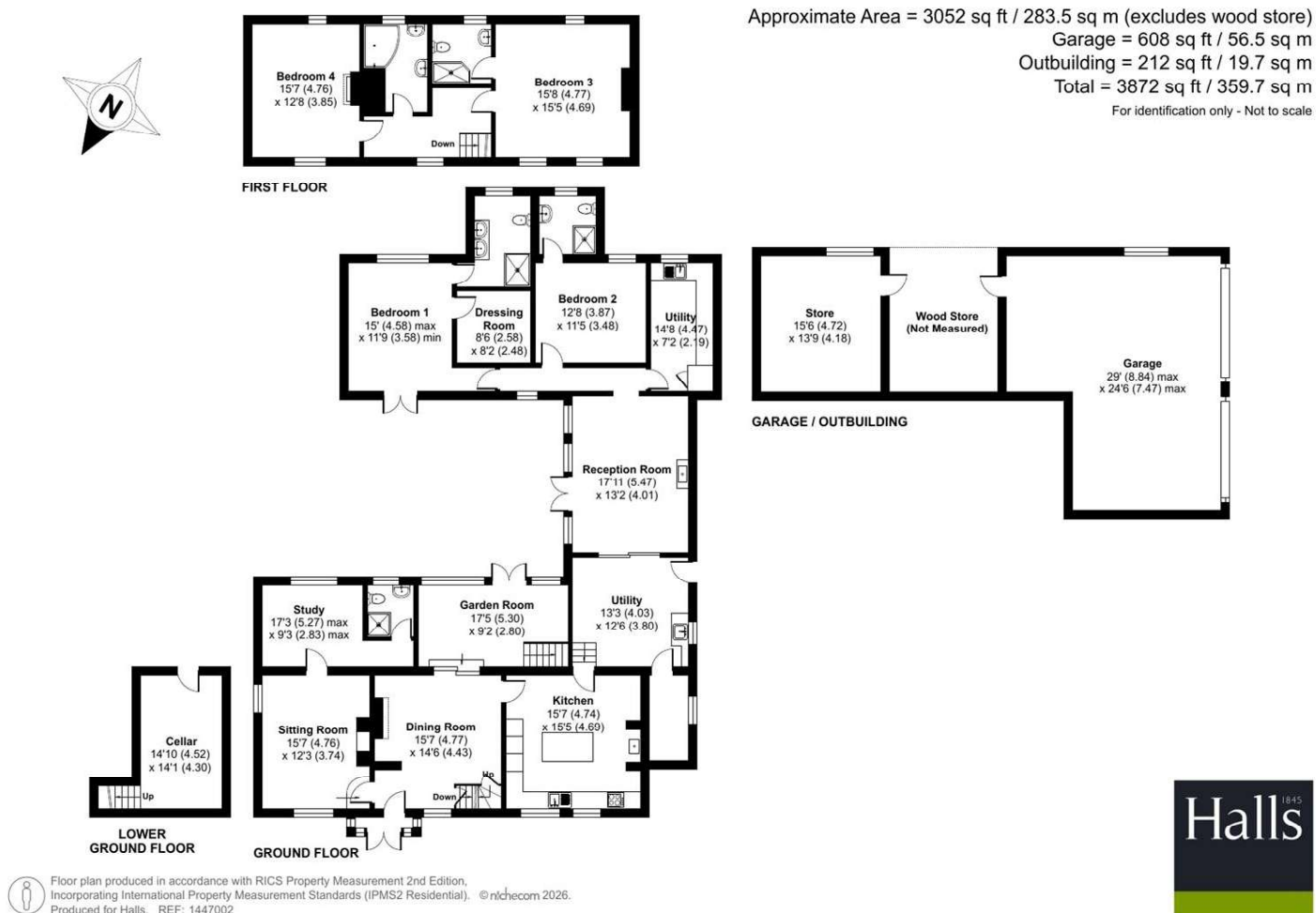
The Orchards occupies a pleasant rural position against a backdrop of open fields which unfolds to south across a maze of unspoilt countryside.

Despite its rural location, the property retains a useful proximity to the nearby village of Bangor-On-Dee, which provides a range of day to day amenities, including school and village shop, with the towns of Ellesmere, Whitchurch, and Malpas all enjoying a broader array of facilities, and the county centre of Wrexham situated some 5 miles to the north west.

PROPERTY

From the front, an Entrance Porch with space for coats and boots leads into the historic element of the home, with an interconnecting Dining Room, Sitting Room, and Office providing a versatile array of rooms which could be utilised for a variety of onwards usages, all of which boast a charming range of original features, with exposed ceiling timbers and quarry-tiled floors.

From the Dining Room, doors lead respectively into a bright and airy Garden Room which exits onto an enclosed rear courtyard, and into a recently modernised Kitchen comprising a selection of stylish base and wall units set before an exposed brick inglenook housing a log burner, which segues on to a useful Utility Room.



Glazed doors allow access from the Utility Room through to a substantial single-storey extension, this beginning at a wonderfully sociable space presently utilised as a Lounge, which features a full wall of glazing overlooking the gardens, and from where the extension proceeds into an internal hallway off of which can be found two spacious Bedrooms, one with accompanying Dressing Room and each with their own En-Suites, alongside a further Utility/Laundry Room.

Stairs rise to a first floor landing with a central window offering elevated views across the countryside beyond, and from where doors open into two further bedrooms, one benefitting from an En-Suite. A family Bathroom serves Bedroom Four and the needs of the wider home.

The Orchards also boasts a useful Cellar which provides around 200 sq ft of further storage space.



GARDENS

The gardens are a particularly notable feature of the property and extend, in all, to around 0.84ac whilst enjoying a desirable southerly aspect which overlooks the unspoilt landscape beyond.

Nestled within the crook of the property is a delightful decked courtyard accessible directly from three rooms of the home and representing an ideal space for outdoor dining and entertaining.

The courtyard flows on to an expanse of well maintained lawn interspersed with a range of attractive floral beds and mature trees, with a path that winds on to a timber jetty overlooking a natural pond - the pond has, in previous years, been stocked, making it ideal for fishing enthusiasts.

GARAGE / WORKSHOP

A parking area situated to the front of the property leads past a large garage/workshop (approx. 860 sq ft) with vehicular and general storage space before culminating at further parking.

For those with multi-generational needs, the garage may offer scope for conversion (LA consent permitting).

SCHOOLING

Withing a convenient proximity are a number of well regarded state and private schools, including Ysgol Sant Dunawd, St Mary's C.I.W. Aided School, The Maelor School, Ellesmere College, Moreton Hall, and Acorn Wood.

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 electric. Drainage is provided to a private system

LOCAL AUTHORITY

Wrexham Borough Council:
The Guildhall, Wrexham LL11 1AY.

COUNCIL TAX

Council Tax Band – F

W3W

What3Words ///indoor.talkative.fever

DIRECTIONS

Leave Ellesmere to the north via Grange Road continuing into the village of Overton-On-Dee. At a cross-roads, turn left onto High Street and turn right shortly after onto Bangor Road. Proceed on Bangor Road into the village of Bangor-On-Dee, turning right at the T junction and immediately right again onto Whitchurch Road. Whitchurch Road culminates at the A525, here turn left and proceed for a further 0.8 miles, where the entrance to the property is situated on the right and identified by a Halls "For Sale" board.



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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



